

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 11, 1975, in the Council Chamber, commencing at 2.00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL. D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Rev. Father Brendan Boland, Pastor of Our Lady of Perpetual Help, Vancouver.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of members of the Junior League of Vancouver, under the direction of Mrs Barbara Lecky.

APPRECIATION.

Council expressed appreciation for the display of Shamrock in the Chamber which was provided by the Parks Board in recognition of St. Patrick's Day, March 17, 1975.

'IN CAMERA' MEETING

The Council was informed that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT the minutes of the Special Council Meeting (Public Hearing) of February 20, 1975, together with the minutes of the Regular Council Meeting of February 25, 1975, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Cowie

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

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DELEGATIONS AND UNFINISHED BUSINESS

1. Self Service Gas Stations and
Lease Agreement at Main & Terminal.

Self Service Gas Stations.

Council, on February 25, 1975, deferred consideration of a report from the Director of Planning dated February 14, 1975, on Self-Service Gas Stations, pending the hearing of delegations.

Pursuant thereto, Council had received representations from Mr. David Bruce, Automotive Retailers' Association (who filed a brief) against granting of more Self Service Gasoline Station permits.

Mr. Walmesley, representing the Legislative Committee of the B.C. Petroleum Association, spoke in support of the need for Self Service Gasoline Stations, and referred to a previous submission circulated to the members of Council from his organization.

Following further explanation from Mr. Jenkinson of the Planning Department, it was

MOVED by Ald. Rankin

THAT the Director of Planning be authorized to deal with any future applications to convert conventional gas stations to self-serve gas stations on a similar basis to that used in applications for alterations to gas station structures not involving conversion to self-serve, subject to all normal procedures;

FURTHER THAT the Director of Planning be authorized to review the gasoline retailing situation in one month to see if there has been any substantive change that may make some control of self-serve gas stations desirable, and to report at that time to City Council;

AND FURTHER THAT the number of Self-Service gas stations in the City be limited to a maximum of 15% of the total retail gas stations in Vancouver, and that this percentage be shared amongst the major oil companies.

- (carried)

MOVED by Ald. Bowers (in amendment)

THAT the '15%' figure in Alderman Rankin's motion be struck and the figure '20%' inserted.

- LOST.

(Ald. Bird, Harcourt, Kennedy, Rankin
and Sweeney opposed)

A Tie-vote resulted and, therefore, the amendment was declared LOST.

The motion of Alderman Rankin was, therefore put and CARRIED.

(Ald. Cowie and Kennedy opposed)

Lease Agreement, Main and Terminal

City Council on December 17, 1974, after considering a report from the City Manager dated December 13, 1974, concerning Lots 13 and 14, Block A2, D.L.2037, situated at the S/E corner of Main Street and Terminal Avenue, passed the following motion:

"THAT the City extend its present lease on this property with Gulf Oil Canada Ltd., at current rates on a month-to-month basis until such time as a report is received from the Director of Planning, following a thorough review of the operation of Self-Service Gas Stations."

Cont'd.....

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DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Council, on January 28, 1975, when dealing with the same matter, received a letter, dated January 21, 1975, from Gulf Oil Canada Ltd., and deferred this letter until after Council had dealt with the question of Self-Serve Gas Stations.

The Mayor directed, and Council agreed, that the Director of Planning and the Supervisor of Property and Insurance submit a further report on this lease agreement, taking into consideration the action of Council this day and the letter from Gulf Oil Canada Ltd., dated January 21, 1975.

2. 1975 Civic Grant Appeals.

Council deferred consideration of this matter, pending the hearing of delegations this evening.

REPORT REFERENCE.

Light Rapid Transit

With the aid of graphs and maps, the City Engineer gave an oral report on the subject of Light Rapid Transit, covering all phases of its effect on the City, including the proposed major route, undergrounding, street capacity, etc.

COMMUNICATIONS OR PETITIONS

1. Memorial to Captain Vancouver for Town of Albany's Sesquicentenary.

Under date of December 20, 1974, the town of Albany in Western Australia submitted a request for the City to send to the citizens of Albany a memento which would be a permanent memorial to Captain Vancouver to commemorate the town's Sesquicentenary.

MOVED by Ald. Bowers

THAT the letter from the town of Albany be received and the Mayor be requested to reply.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (Cont'd)

2. Alternate Members to the
Greater Vancouver Regional District.

The Mayor submitted the following letter, dated March 10, 1975.

"Pursuant to the Municipal Act, the Council is entitled to appoint alternates to their membership on the Greater Vancouver Regional District, therefore, I RECOMMEND the following alternatives be approved:

Alternates

Alderman Bird	Alderman Bowers
Alderman Harcourt	Alderman Boyce
Alderman Marzari	Alderman Kennedy
Mayor Phillips	Alderman Sweeney
Alderman Rankin	Alderman Volrich

In view of a meeting held on March 5, 1975, where it was necessary to have alternates present, this approval will also serve as confirmation of their attendance at that meeting. "

MOVED by Ald. Rankin

THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
March 7, 1975

Works & Utility Matters
(March 7, 1975)

The Council considered this report which contains six Clauses identified as follows:

- Cl. 1: Flat Rates for Property Owners' Share of Completed Local Improvement Projects
- Cl. 2: Local Improvements on the 'Initiative Principle'
- Cl. 3: Vancouver Centre Development Agreement to Lease
- Cl. 4: Georgia Viaduct Replacement - Contract No. 3 Site and Landscape Development
- Cl. 5: Senior Citizens Home at Harrison Drive and Victoria Drive
- Cl. 6: Removal of Garbage from Strata Title Condominiums

The Council took action as follows:

Flat Rates for Property Owners' Share
of Completed Local Improvement Projects
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters,
March 7, 1975. (Cont'd)

Local Improvements on the
'Initiative Principle' (Clause 2)

MOVED by Ald. Sweeney

THAT the recommendations of the City Manager, contained in this Clause, be approved, except that the date for the Court of Revision be re-scheduled; arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY
 AND BY THE REQUIRED
 MAJORITY.

Vancouver Centre Development
Agreement to Lease. (Clause 3)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED

(Alderman Kennedy opposed)

Georgia Viaduct Replacement -
 Contract No.3 Site and Landscape
Development. (Clause 4)

MOVED by Ald. Sweeney

THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Senior Citizens Home at Harrison
Drive and Victoria Drive. (Clause 5)

MOVED by Ald. Bowers

THAT a grant of \$4,847.86 be approved for the purpose outlined in this Clause of the report.

- CARRIED UNANIMOUSLY
 AND BY THE REQUIRED
 MAJORITY.

Removal of Garbage from Strata
Title Condominiums. (Clause 6.)

MOVED by Ald. Harcourt

1. THAT a policy of free City garbage removal, based on one can - per unit - per week, from condominiums, be approved;
2. THAT the service be implemented after the additional trucks are received and in operation, estimated date January 1, 1976.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters,
March 7, 1975. (Cont'd)

Removal of Garbage from Strata
Title Condominiums. (Clause 6) (Cont'd)

- 3. THAT operating costs, or a pro-rated portion of the operating costs be included in the appropriate year's annual budget.
- 4. THAT approval be granted in advance of the 1975 budget to purchase the necessary loader-packer trucks.
- 5. THAT the Director of Legal Services bring in an amendment to the Refuse By-law, to include criteria and administrative considerations outlined in the report.

- CARRIED UNANIMOUSLY

Following consideration of the foregoing report, the Mayor directed, at the request of Alderman Cowie, that the City Engineer report on the feasibility of single-family homes, containing more than one suite, receiving the same free garbage service as homes accommodating only one family.

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The Council recessed at approximately 3.45p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at 4.55p.m. with the same members present.

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Building & Planning Matters
(March 7, 1975)

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: 'Rubber Stamp' Approval of New Condominiums by the Approving Officer
- Cl. 2: Conversion of the Premises at 4305 Granville Street to 4 Dwelling Units (Mr. Jean-Claude Samycia)
- Cl. 3: Plumbing Facilities - 1073 West Broadway
- Cl. 4: Proposed New RT-3 (Two Family Dwelling District) for Strathcona
- Cl. 5: Waiver of Fees - City-owned Properties, Vicinity of Semlin Drive and Pandora and Triumph Streets

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Clause 3.

At the request of the City Manager, Council agreed to withdraw this Clause.

Clauses 4 and 5.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in Clauses 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(March 7, 1975)

Use of Transitway for Construction
Vehicles - Block 42 - (Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(March 7, 1975)

The Council considered this report which contains six Clauses identified as follows:

- Cl. 1: Standard Tube Canada Ltd. Claim No. 15399
- Cl. 2: United Housing Foundation - Central & Oliver Hotels
- Cl. 3: Vancouver Resources Board Use of City Premises and Furniture and Equipment
- Cl. 4: Assessment Appeal
- Cl. 5: Assessment Appeals
- Cl. 6: P.N.E. Parking Enforcement

The Council took action as follows:

Clauses 1 - 5 inclusive.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, contained in Clauses 1, 2, 3, 4 and 5, of this report, be approved.

- CARRIED UNANIMOUSLY

NOTE: Clause 2 was CARRIED UNANIMOUSLY AND BY THE
REQUIRED MAJORITY.

P.N.E. Parking Enforcement
(Clause 6)

MOVED by Ald. Bowers

THAT \$7,500 be included in the 1975 budget of the Department of Permits and Licenses for P.N.E. Parking Enforcement.

- CARRIED UNANIMOUSLY

CITY MANAGER'S, AND OTHER REPORTS (Cont'd)

Property Matters
(March 7, 1975)

The Council considered this report which contains six
Clauses identified as follows:

- Cl. 1: Acquisition for Housing - Neighbourhood Improvement
Program Kitsilano Area (1937-39 West 2nd Avenue)
- Cl. 2: Acquisition for Housing - Neighbourhood Improvement
Program Kitsilano Area (1949 & 1953 West 2nd Avenue)
- Cl. 3: Acquisition for Park Site No. 9 (Kitsilano)
2085 West 6th Avenue
- Cl. 4: Sale of Properties
- Cl. 5: Sale of Properties
- Cl. 6: Tenders for Lease - E/S 1400 Block Howe Street
South of Pacific Street

The Council took action as follows:

Clauses 1 - 6 inclusive.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in
Clauses 1, 2, 3, 4, 5, and 6 of this report, be approved.

- CARRIED UNANIMOUSLY.

B. Recycling Pilot Projects

The Council considered a report from the City Manager under
date of February 17, 1975, in which the City Engineer detailed the
Recycling Pilot Projects.

The report concluded with the following recommendations of
the City Engineer, which were endorsed by the City Manager:

- I. The residential paper recycling program be discontinued
due to the absence of a suitable paper market and lack
of development of a convenient recycling vehicle.
- II. The Recycling Depot operation at Manitoba Yard be
continued for one year subject to the City Engineer
making satisfactory arrangements for the operation
of the depot and sale of material delivered to the
depot.

MOVED by Ald. Harcourt

THAT the foregoing recommendations be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Vehicles and Radios for
Additional Police.

The City Manager submitted the following report, under date of March 7, 1975:

The Director of Finance reports as follows:

"City Council on February 18, 1975 approved the addition of 120 policemen for 1975. Included in the resolution at that time was the approval of the following recommendation of the Finance and Administration Committee:

- '(f) That the Director of Finance work with the Police Board and present to Council as soon as possible
- the costs of meeting these recommendations in 1975
 - the additional annual costs thereafter
 - the costs of equipment required for the increased force and the sources of funds for such capital expenditures.'

The report to City Council as requested on the total cost has not been completed. However, there is some urgency in bringing to Council on a separate basis the vehicles required.

Included in the report presented to the Standing Committee was a request that 27 vehicles (exclusive of 2 motorcycles) and radios be provided as follows:

9 black and white units @ \$5,750	\$ 51,750
18 unmarked vehicles @ \$5,700	102,600
* 27 portable radios @ \$1,500	<u>40,500</u>
Total	<u>\$194,850</u>

* cost increased from \$1,400 to \$1,500

The source of funds has been discussed with the Chief of Police who is in full agreement with the use of funds received by the City in 1974 and 1975 from the Province and held in Reserve for "improving the level of Police service". The foregoing Reserve was reported to City Council on December 17, 1974.

This report will recommend that immediate approval be given to the issuance of Purchase Orders for the above vehicles and radios for the following reasons:

1. The first class of recruits will complete the classroom training at the end of May and will commence in-service training in early June. This will require additional vehicles.
2. There is at present a shortage of vehicles available for Police work in part due to the transfer of certain non-police functions to the Provincial Government. (No additional vehicles were added when Policemen were released for Police work.)
3. The present supplier of Police vehicles has agreed to extend the contract of September 30, 1974 at the original price if a Purchase Order is received by him by March 12, 1975. Vehicles under this order will be received in May and June, and allowing for servicing would be on the road in June and July.
4. The next time that Police vehicles are run by the auto industry will be in the fall of 1975. Tenders and Purchase Orders would be issued at the end of September and vehicles, allowing for servicing, would not be on the road until late December or early January, 1976.

It is therefore RECOMMENDED that:

1. the City Purchasing Agent be authorized to purchase 27 police vehicles and portable radios including the equipping of same, at an estimated total cost of \$194,850.
2. the vehicles be purchased from the present supplier and that the extension of the contract be accepted.
3. the amount of \$194,850 be approved in advance of the 1975 Budget from funds received by the Vancouver Police Board that were designated for increasing Police service.

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Vehicles and Radios for
Additional Police (Cont'd)

MOVED by Ald. Boyce

THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

D. Illegal Suites -
Hardship Cases.

The following report was submitted by the Department of Permits and Licenses, under date of February 21, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Gordon McColeman (tenant), 5635 Lanark Street
Mrs. E. Tunner (owner), 2730 West 22nd Avenue
Barbara E. Flemming (tenant), 1059 East 12th Avenue
Mrs. Edwina Chojnacki (owner), 5164 Fairmont Street
Evahlee L. Swanson (tenant), 2098 Waverley Street

- (b) the following applications be approved for one year from the date of this Resolution:

William I. MacFarlane (tenant), 31 West 11th Avenue
Rajinder Singh Sidhu (owner), 4976 Killarney Street
Kostas Lambrinoudis (owner), 3974 West 17th Avenue
Edmund E. Marriott (tenant), 2932 Fraser Street
Gary W. Roach (tenant), 1743 Bayswater Street
Geoffrey P. Richmond (tenant), 1554 West 6th Avenue
Larry Tremblay (tenant), 1249 East 55th Avenue
Gurmail Sidhu (owner), 5371 Cecil Street
Neil McDermid (tenant), 6650 Lanark Street
George K. Bryce (tenant), 2148 West 2nd Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

James G. Darlington (tenant), 2532 East 16th Avenue
William Cackette (tenant), 2590 West 5th Avenue
Nicolaas Verbeek (tenant), 2516 West 12th Avenue

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Debbie Reid, Linda Lawton & Laurie Soul (tenants), 2515 West 2nd Avenue
Nicholas Miller (tenant), 6625 Arlington Street
Gurdev S. & Gurkeep Rattan (owners), 829 S. E. Marine Drive
Hari Singh (owner), 1470 East 49th Avenue
John D. Rosene (owner), 3749 West 11th Avenue

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Illegal Suites -
Hardship Cases. (Cont'd)

MOVED by Ald. Bowers

THAT the recommendations of the Committee of Officials,
 contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. Interest on Prepayment of
 Property Taxes.

The City Manager submitted the following report, under date
 of March 4, 1975:

The Director of Finance reports as follows:

"Section 412 of the Vancouver Charter enables City Council to determine by
 by-law the interest rate and terms and conditions applicable to the prepayment of
 property taxes.

On October 1, 1974, City Council passed By-law 4804 which in part changed
 the interest rate payable by the City on prepayment of property taxes to 9% per
 annum. This change in the interest rate was considered reasonable in light of
 the then prevailing short-term interest rates. However, since that time, the
 short-term interest rates have dropped dramatically and, in my opinion, our
 current interest rate of 9% on prepayment of property taxes is far too
 attractive, especially to businesses with short-term funds to invest.

I therefore believe that the City should reduce its interest rate payable
 on prepayment of property taxes to 5% per annum, a rate which is more representative
 of current market conditions. This change of rate would apply to prepayments
 received on and after the date City Council passes the amending by-law, not to
 prepayments already received.

Since time is of the essence in this matter, I have asked the Director of
 Legal Services to prepare the necessary amending by-law and it is submitted to
 City Council concurrently with this present report.

I therefore recommend—

That City Council approve this change in the rate of interest payable by
 the City on prepayment of property taxes. The new rate to be 5% per annum on
 prepayments of property taxes received on and after the date of passing of the
 amending by-law."

The City Manager RECOMMENDS that the foregoing report of the Director
 of Finance be approved.

MOVED by Ald. Bowers

THAT the recommendation of the City Manager contained in this
 report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee
on Finance & Administration,
February 20, 1975

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Vancouver Art Gallery Request for Funding for Renovations
- Cl. 2: Preliminary Report - 1975 Revenue Budget Estimates

The Council took action as follows:

Vancouver Art Gallery Request for
Funding for Renovations (Clause 1)

MOVED by Ald. Volrich,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Preliminary Report - 1975
Revenue Budget Estimates (Clause 2)

The Chairman requested and obtained permission to strike the following words after the word 'discussed' in the last paragraph of this Clause:

"and it was agreed the rate should be increased to a break even point."

MOVED by Ald. Volrich,

THAT recommendations A, B (i), (ii), (iii), (iv) and C of the Committee be approved after amending recommendation B(iv) to read as follows:

"that any interested Aldermen who wish to sit in as observers on the budget reviews, contact the City Manager who will arrange same."

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
February 20, 1975

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Proposed Neighbourhood Pub - 3681 West 4th Avenue
- Cl. 2: Proposed Day Care Facilities - 3328 East 1st Avenue
- Cl. 3: Liquor Permit Application - 1277-79 Howe Street

The Council took action as follows:

Proposed Neighbourhood Pub -
3681 West 4th Avenue (Clause 1)

At the request of the City Clerk, it was agreed to defer consideration of this Clause to later this day.

Clauses 2 and 3

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee
on Planning and Development,
February 20, 1975

West End Zoning and Urban Design
Summary of Proposals (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Finance & Administration,
February 27, 1975

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: 1975 Cultural Grants
- Cl. 2: University Women's Club

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clause
1 be approved and Clause 2 received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Community Services,
February 27, 1975

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Liquor Permit Application - 1255 West Pender Street
- Cl. 2: Liquor Permit Application - 1075 West Georgia Street
- Cl. 3: Further Consideration of Topics Discussed at the
Joint Meeting of the Housing and Environment and
Community Services Committees on Wednesday,
February 19, 1975, in the Downtown Eastside

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Marzari,
THAT the recommendations of the Committee contained in Clauses
1 and 2 be approved.

- CARRIED

(Alderman Rankin opposed)

Clause 3

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

VI. Report of Standing Committee
on Planning and Development,
February 27, 1975

The Council considered this report which contains four
Clauses identified as follows:

- Cl. 1: Central Broadway Urban Design Study
- Cl. 2: Development Permit Application #68855 - Nelson
Park Primary Annex & Community Facility
- Cl. 3: Traffic Concerns in the Kitsilano Apartment Area
- Cl. 4: Waterfront Planning Study

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses
1, 3 and 4 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

(Aldermen Boyce and Kennedy opposed in Clause 3)

VII. Report of the Official Traffic
Commission, February 19, 1975

The Council considered this report which contains six
Clauses identified as follows:

- Cl. 1: 49th Avenue & Cypress Street
- Cl. 2: Various Traffic Matters - Vicinity of 49th Avenue
and Montgomery Street
- Cl. 3: Pedestrian Signal Request - McGill and Penticton
Streets
- Cl. 4: Traffic Signal Controls - Proposed New Locations
and Modifications
- Cl. 5: Composition of the Commission
- Cl. 6: Other Business

The Council took action as follows:

Clauses 1 to 6

MOVED by Ald. Marzari,
THAT the recommendations of the Commission contained in Clauses
1, 4 and 5 be approved and Clauses 2, 3 and 6 be received for
information.

- CARRIED UNANIMOUSLY

VIII. Report of Special Committee re
U.N. Conference, February 24, 1975

Civic U.N. Program and
Budget (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Special Committee contained
in this Clause be approved.

- CARRIED UNANIMOUSLY

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COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bowers,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4804,
BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Highway
Purposes (3217 Charles Street)

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver for road purposes, the following described lands:

- (1) East 2.5 feet of Lot 32, Block 5, East Half Section 25,
Town of Hastings Suburban Lands, Plan 3653.

(3217 Charles Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

- B. Government Liquor Act:
General Licenses

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT the issuance of a general license to all qualified establishments as set forth under the Government Liquor Act and subject to such other provisions established by the City of Vancouver, be hereby approved.

- CARRIED UNANIMOUSLY

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NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy and seconded by Alderman Sweeney, was recognized by the Chair:

1. Amendment to Procedure By-law

MOVED by Ald. Kennedy,

SECONDED by Ald. Sweeney,

THAT WHEREAS Aldermen may attend meetings of Standing Committees of which they are not members and may take part in discussion or debate by consent of a majority of the members of such Standing Committees;

AND WHEREAS, because of the Standing Committee system, all Aldermen are not members of all Standing Committees;

AND WHEREAS Aldermen, as elected representatives of the public, should be able to support their views on any subject before any Standing Committee and do so by right of vote within the said Committees;

THEREFORE BE IT RESOLVED THAT

- (a) Aldermen who are not members of particular Standing Committees be granted the right to attend meetings of such Committees and enter into debate without requiring the consent of such Standing Committees;
- (b) such Aldermen have a right to vote whilst so attending these meetings;
- (c) it be provided that whilst present, the Aldermen may be counted in arriving at a quorum;
- (d) the Procedure By-law be amended accordingly.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Bowers -
1975 Budget

queried the City's position with respect to the Provincial Government's proposal to grant municipalities 1/3 of the net revenue resulting from any increase in the export price of natural gas and whether it is feasible at this time to strike a contingent budget. Alderman Volrich advised that the Standing Committee on Finance and Administration will be considering the implications of the Provincial Government's 1975 Budget on March 13, 1975.

Alderman Bird -
Social Planning's POSER
and RESER Accounts

enquired of the authority of the Director of Social Planning to expend funds from that Department's POSER & RESER accounts. The Mayor advised that the Director of Social Planning has authority to expend funds from these accounts up to \$5,000 for the uses delineated in these accounts, however, any expenditures above \$5,000 must be approved by Council. Committee Chairmen, however, have no authority to expend funds from these accounts.

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The Council recessed at approximately 6:05 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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Regular Council, March 11, 1975 17

The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole,
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Civic Grant Appeals

Vancouver City Council on February 11, 1975, having considered the report of the Standing Committees on Community Services and Finance and Administration of January 28, 1975, on Civic Grants, agreed that those organizations wishing to appeal the decision of Council on grants, be given an opportunity to do so.

Representations from the following organizations were heard this evening and Council took action as follows:

(a) Downtown Eastside Residents Association

Mr. Bruce Eriksen, President of DERA, addressed Council and submitted a brief in support of the Association's request for an additional grant of \$5,190 to bring their 1975 grant up to the amount of \$19,550 as requested by the Association.

MOVED by Ald. Boyce,

THAT Council delete the condition attached to the civic grant of \$14,250 to DERA approved by Council on February 11, 1975, i.e., the functions and objectives of DERA to be defined to the satisfaction of the Director of Social Planning.

- LOST

(Aldermen Bird, Bowers, Cowie, Kennedy, Sweeney, Volrich
and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT an additional grant of \$5,190 to DERA be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Volrich and the Mayor opposed)

(b) Owl House

Mrs. Violet Fineday addressed Council and appealed Council's decision in not approving a grant to the Owl House. Mrs. Fineday advised that Owl House was submitting a revised grant request in the amount of \$61,436 to enable them to continue operations when their LIP funding runs out at the end of May.

MOVED by Ald. Marzari,

THAT Council defer action on this request and suggest that Owl House discuss their grant proposal with the Vancouver Resource Board;

FURTHER THAT the Director of Social Planning assist Owl House with this submission.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, March 11, 1975 18

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Civic Grant Appeals
(continued)

(c) Salvation Army

Major H. Moore spoke in support of the Salvation Army's request that Council reconsider its decision not to approve a grant to this organization for 1975.

MOVED by Ald. Harcourt,

THAT the Salvation Army's grant request be referred back to the Director of Social Planning for further review and report to the Standing Committee on Community Services.

- LOST

(Aldermen Bowers, Boyce, Kennedy, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT a grant in the amount of \$20,000 to the Salvation Army be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Boyce, Cowie, Harcourt, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,

THAT a grant in the amount of \$10,000 to the Salvation Army be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Cowie, Harcourt and Marzari opposed)

(d) God's Rescue Mission

Rev. Melinda Thorne and a volunteer worker at the Mission, spoke in support of the Mission's request for an additional grant of \$2,500.

MOVED by Ald. Marzari,

THAT an additional grant to \$2,500 to God's Rescue Mission be approved;

FURTHER THAT this grant to be disbursed on a monthly basis.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Bird, Bowers and Volrich opposed)

(e) Emotional Emergency Centre

Ms. Cathy Kidd addressed Council and advised that the Centre has reduced its civic grant request of \$129,168 to \$18,000 to assist with funding for the first six months of 1975, at which time they anticipate grants from other sources.

MOVED by Ald. Kennedy,

THAT Council approve a grant of \$9,000 to the Emotional Emergency Centre;

FURTHER THAT Alderman Boyce, as Council's representative on the Metropolitan Board of Health, research the mental health services currently funded through that Board for report back to Council.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Civic Grant Appeals
(continued)

(f) B.C. Civil Liberties Association

Mr. Bob Rowan addressed Council and appealed Council's previous decision to not approve a grant to this Association for 1975.

MOVED by Ald. Bowers,

THAT a grant in the amount of \$7,500 to the B.C. Civil Liberties Association be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Boyce, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Bowers,

THAT a grant in the amount of \$5,000 to the B.C. Civil Liberties Association be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Boyce, Kennedy, Sweeney and Volrich opposed)

(g) Narconon

Mrs. L. Wall appealed to Council to reconsider their decision not to approve a grant to this Association for 1975.

MOVED by Ald. Cowie,

THAT a grant in the amount of \$12,000 to Narconon be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Boyce, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

(h) B.C. Association for the Advancement of Coloured People

Mr. Ernest King and a member of the Association's Crisis Committee addressed Council and outlined the types of 'crisis' services provided by the Association. They advised that they are now requesting a grant of \$2,280 of which \$500 was approved by Council on February 11, 1975.

MOVED by Ald. Harcourt,

THAT an additional grant of \$1,780 to the B.C. Association for the Advancement of Coloured People be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Sweeney and Volrich opposed)

MOVED by Ald. Volrich,

THAT an additional grant of \$500.00 to the B.C. Association for the Advancement of Coloured People be approved.

- CARRIED UNANIMOUSLY

(i) Greater Vancouver Helpful Neighbour Society

Mr. Bruce Crawford spoke in support of the Association's request for an additional grant of \$1,400.

MOVED by Ald. Kennedy,

THAT an additional grant of \$1,400 to the Greater Vancouver Helpful Neighbour Society be approved contingent upon the Association providing to the Director of Social Planning a satisfactory financial statement.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Bird, Bowers and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services, February 20,
1975 (continued)

Proposed Neighbourhood Pub -
3681 West 4th Avenue (Clause 1)
(continued)

In considering this Clause, it was

MOVED by Ald. Rankin,
THAT this Clause be referred back to the Committee for
further consideration and discussion with the City Clerk.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 10:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting
of March 11, 1975, adopted on March 18, 1975.

A. Phillips
MAYOR

L. T. Little
CITY CLERK

Manager's Report, March 7, 1975 (WORKS - 1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

For the Local Improvement Projects completed in 1974, flat rates have been derived from contract costs and the costs of work done by City forces, together with an allowance for interest over the construction period and other general charges.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law and are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The rates are shown on the List of Projects Completed in 1974, on file in the City Clerk's Office.

I RECOMMEND that the flat rates shown on the above-mentioned list of completed projects be approved."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvements on the "Initiative Principle"

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-Law, projects for:

- Pavement and Curbs (higher zone)
- Pavement and Curbs (arterial street)
- P.C. Concrete Sidewalk
- P.C. Concrete Sidewalks (Filler Walks)

shown on the attached Schedule dated February 14, 1975, are advanced to Council on the 'Initiative Principle'.

The Arterial Street (54th Ave.) is advanced as part of the Arterial Street System in the S.E. part of the City; the Filler Walk projects are advanced as part of the Tree Planting Program in the downtown area, and the higher zoned street and the P.C. Concrete Sidewalk are advanced because of high maintenance costs experienced, public complaints and traffic safety reasons.

The City's share of these improvements is available in the 1974 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

Manager's Report, March 7, 1975 (WORKS - 2)

Clause 2 Cont'd

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated February 14, 1975.

The estimated total cost of these improvements is \$218,285 and the City's share of the cost is \$163,479.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.
- (c) The Court of Revision for the projects listed in the attached schedule dated February 14, 1975 be held at 7:30 P.M. Thursday, May 1, 1975.

NOTE: (Requires affirmative vote of 2/3 of Aldermen present.)

3. Vancouver Centre Development Agreement to Lease

The City Engineer reports as follows:

"Under the terms of the Lease Agreement between the City and Vancouver Centre Development Limited, dated June 12, 1974, Section 6.05 reads, (in part):

The City has agreed to the reduction of the floor space ratio for the Development from 10.51 to 9.855 by not requiring the construction of two (2) additional floors of parking on the existing off-street motor vehicle parking garage which is a part of the Development but reserving to the City the right to require of Vancouver Centre within one (1) year of the date of this agreement to construct the two (2) additional floors or make a cash payment in lieu thereof:

Section 6.05 continues;

- (i) if the City requires Vancouver Centre to construct the two (2) additional floors, then the City shall give to Vancouver Centre not less than three (3) months' written notice to that effect and Vancouver Centre shall commence the construction of the two (2) additional floors of parking to provide not less than 126 motor vehicle parking spaces on or before the expiration of such notice and thereafter complete the same in a good and workmanlike manner to the satisfaction of the City as expeditiously as possible; or
- (ii) if the City does not give Vancouver Centre notice to construct the two (2) additional floors as provided in item (i) then Vancouver Centre shall on or before the expiration of the said one (1) year period pay to the City the sum of Two hundred and fifty thousand dollars (\$250,000.00).

The City's parking policy was recently amended to limit the amount of parking downtown developments were permitted to provide; our philosophy has been to limit commuter parking to a substantial degree, while requiring provision of full parking requirements for transient use. The parking supply in the area of the Vancouver Centre Development is adequate at this time. The Downtown Parking Corporation garage at Georgia and Richards is not fully utilized and additional parking space will be available in the area fairly soon from the Block 42 development. The extra parking which the City can require Vancouver Centre to construct would presumably be used largely by long term parkers and would not in any case be under the control of the City so that use by short term parkers could be insured. In view of the parking supply in the area and our policy on downtown parking, it seems appropriate for the City to require alternative (ii), the payment of \$250,000.00 from Vancouver Centre. If, however, Council elects to require Vancouver Centre to construct two additional floors of parking, written notice must be given prior to March 12, 1975.

Manager's Report, March 7, 1975 (WORKS - 3)

Clause 3 Cont'd

I RECOMMEND that:

- a) Council select alternative (ii) of Section 6.05 of the Lease Agreement between the City and Vancouver Centre Development Limited, dated June 12, 1974, thereby requiring the developer to pay to the City, the sum of \$250,000.00.
- b) that this sum be placed in the Parking Sites Reserve (Account No. 4769/-)."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Georgia Viaduct Replacement - Contract No. 3
Site and Landscape Development

The City Engineer reports as follows:

"On June 8, 1971. Council approved the recommendation of the City Engineer that a contract be awarded to Jeckway Landscaping Ltd. for Contract No. 3 - Site and Landscape Development for Georgia Viaduct Replacement.

On September 26, 1972, in view of the City's inability to obtain vacant possession of the Union laundry site at Union and Gore. Council agreed to separate Contract No. 3 into two phases in order that a Completion Certificate could be issued for the major portion of the work, and that hold-back monies could be released. Funds for the completion of the landscaping (in the amount of \$6,881.41) were retained in the Georgia Viaduct Account, together with \$1,118.59 of hold-back monies, for a total of \$8,000.00.

On August 28, 1973, because vacant possession of the property was still delayed. Council agreed to release the \$1,118.59 of hold-back monies.

On March 4, 1974, vacant possession of the property having been achieved, the Contractor was instructed to proceed with the balance of the landscaping. At the same time, however, the City was approached concerning alternate uses for the property. Council referred this to the appropriate officials for study and report and the landscaping contractor was instructed to withdraw his forces.

Under the conditions of Contract No. 3, the Contractor was required to maintain certain portions of the work for a period of two growing seasons after acceptance and the City has retained the Contractor's Performance Bond. This period has now expired and, in view of the controversy over the use of the Union Laundry site it would appear feasible to consider the contract completed and release the Contractor's Bond. The Contractor has been approached and he is agreeable to this procedure. No further payments to the Contractor will be required.

It is RECOMMENDED therefore that:

- (a) Contract No. 3 - Site and Landscape Development - Georgia Viaduct Replacement be considered completed, thereby releasing Jeckway Landscaping from further obligation for the landscaping.
- (b) The Performance Bond retained by the City be returned to Jeckway Landscaping Ltd.
- (c) Any future costs for landscaping the Union laundry site be considered as part of the cost of preparing the area for alternate use."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

Manager's Report, March 7, 1975 (WORKS - 4)

CONSIDERATION:

5. Senior Citizens Home at Harrison Drive and Victoria Drive

The City Engineer reports as follows:

"In a letter to Mayor Phillips dated December 16, 1974, Mr. R. Weddigen (President of the German-Canadian Benevolent Society) asked for financial assistance in making payment on bills submitted by the Engineering Department. Copies of this letter have been circulated to Council Members.

Mayor Phillips has requested the Engineering Department to report on this matter.

The German-Canadian Benevolent Society requested the Engineering Department to carry out street and electrical work in connection with the building of an annex to their senior citizen's home. The work consisted of:-

- (a) the closing of a portion of Harrison Drive;
- (b) the installation of a new bus loop (east of the closed portion of Harrison Drive) with its attendant trolley poles and street lighting;
- (c) the construction of a concrete retaining wall on the south side of the bus loop.

The estimated cost of the above work was \$27,230. The actual cost of the work was \$34,688.24. The overage (cost over estimate) of \$7,458.24 was due to unstable soil conditions experienced during the construction of the retaining wall and because additional trolley pole relocations were required.

The German-Canadian Benevolent Society requests a grant from the City of at least \$4,847.86, (65% of \$7,458.24) which is that portion of the overage which would not be covered by an additional grant from the Provincial Government.

The Comptroller of Budgets indicates that if Council approves this grant, funding would be made available in the 1975 Revenue Budget.

Submitted for Council's CONSIDERATION is the request of the German-Canadian Benevolent Society for a grant."

The City Manager submits the foregoing report of the City Engineer for Council's CONSIDERATION.

INFORMATION:

6. Removal of Garbage From Strata Title Condominiums

The City Engineer reports as follows:

"On December 10, 1974, the Standing Committee of Council on Housing approved a recommendation that Council establish a policy of "free" garbage removal from condominiums as currently in effect for single family dwellings and duplexes.

On 17 December, 1974, Council approved a recommendation that the City Engineer provide more complete and up to date information concerning "free" garbage removal before Council considers this matter.

The following information is provided:

CURRENT POLICY

The Current Refuse By-law with respect to garbage pickup is as follows: In the case of single family residential properties, the property is entitled to two cans "free" garbage pickup per week. In the case of a duplex, the duplex as a whole is entitled to two cans "free" garbage pickup per week. In the case of apartments and commercial premises, a charge is made for all garbage collected. The basic long standing philosophy behind this policy is that revenue properties should pay for garbage removal. The City does not provide garbage receptacles or containers free for any type of premises.

Cont'd . . .

Clause 6 Cont'd

NUMBER OF UNITS AND VOLUME OF REFUSE

In addition to Strata Title ownership there are Self-owned co-operatives and long lease premises, each owner-occupier of these types of condominiums is entitled to the Provincial Home-owner Grant, and it is assumed that these various types of ownership will be treated identically. A search of assessment records indicates that to December, 1974, there were the following numbers of Strata Title, Selfowned/Co-operatives and Long Lease, individual units.

Strata Title	2,981
Self-owned/Lease	1,660
Total	4,641

The following table shows how the units are presently divided between City and private refuse collection:

Type	City Collected Units (Can and containerized)			Units Not presently Collected by City
	Total Units	Units Collected	Annual Collection Charges (1974 Rates)	
Strata Title	2,981	1,161	\$12,000 *	1,820
Self-owned/Lease	1,660	1,338	\$ 4,500 *	322
Totals	4,641	2,499	\$16,500 *	2,142

* These are collection costs only, and do not include the provision of garbage cans or containers because it is assumed throughout this report that provision of cans or containers is the responsibility of the owner or occupier of the premises, in accordance with the present policy as noted above.

To provide costs for "free" collection from the total number of units, it is necessary to estimate the average amount of garbage which is collected from these units. It is not appropriate to assume that two cans per unit applies the same to condominiums, as for single family dwellings, because of the smaller occupancy of condominiums and the very small landscaped area per unit. The following information sets out the amounts for those premises which are City collected by means of garbage cans or by containerization.

	<u>No. of Units City collected</u>	<u>Average No. of Can equivalents collected per unit /week</u>
Cans	1,459	0.225
Containers	1,040	1.01 (containerization converted to can volume)

Premises using containerization indicate a larger volume of waste generation than those using ordinary garbage cans. This apparent difference results because the containerized system uses large containers, 2 or 3 cubic yard size, (a capacity of 20 and 30 cans respectively) into which are placed the boxes, packing crates and other bulky items as well as ordinary garbage. Premises using ordinary cans cannot place bulky items in their small receptacles and therefore must dispose of the boxes, etc., by breaking them down in size, thus reducing the volume, or by having a special bulk collection made as required to remove this material at an extra charge.

A common basic allowance of "free" collection is necessary to provide the various forms of condominiums with equitable treatment. If Council decides to provide "free" collection to Strata Titles and Self-owned Corporations, it is suggested that the "free" basic allowance be one-half can/unit/week. This does not restrict a Corporation from disposing of more refuse than this basic amount should the condominium management not wish to reduce the volume of bulky items, however the additional would be paid for at the rates provided in the Refuse By-law.

Clause 6 Cont'd

It is drawn to Council's attention that a change in policy for the above units might result in pressure for changes in at least duplexes. Council has in the past requested information concerning the extra cost to provide more than two cans of garbage "free" per week from duplexes and have decided to retain the present standard because of the large additional cost, (in the order of \$73,000 annual operating costs, \$20,000 annual loss of revenue, and \$84,000 for additional garbage trucks.)

COSTS

The cost to provide "free" collection to Strata Title and Self-owned/Leased Corporations, permitting a basic "free" allowance of either one-half or one can per unit/week, is estimated as follows:

	<u>"Free" basic allowance unit/wk.</u>	
	<u>one-half can</u>	<u>one can</u>
1. <u>Loss of revenue, 1974 rates, from those units presently being City collected</u>	\$16,500	\$16,500
2. <u>Extra Annual Net Operating Costs, 1975 rates, for units Not being presently collected by the City, plus the increased volume resulting from provision of "free" collection and the additional developments which will come into effect in 1975.</u>	\$50,000	\$100,000
This annual cost will increase as additional units are built or converted.		
3. <u>Additional Trucks</u> - It will be necessary to obtain additional container trucks to handle the additional work because developments not presently being served by City collection and those currently under construction, will primarily require containerized service. (cost \$60,000 each)	\$120,000	\$240,000

The present container inventory is sufficient to initiate a program beginning 1 January, 1976, however, as additional condominiums are developed, it is anticipated that additional containers will be required during 1976.

CRITERIA AND ADMINISTRATIVE PROCEDURES

The provision of "free" collection to Strata Title and Lease Corporations would require Refuse By-law changes to incorporate the intent of the following criteria and administrative considerations:

- (a) Basic Entitlement - "Free" collection will apply in accordance with the Refuse By-law, to those Strata Title and Self-owned/Leased condominium premises used as dwellings only, with a basic "free" allowance amounting to the equivalent of one-half regulation garbage can per week /unit, or one can per week/unit, whichever is chosen. This will require certain changes in the Refuse By-law.
- (b) Storage of garbage - Sufficient regulation garbage cans or City containers must be available on each of the premises to contain a one week volume of garbage from the premises. City containers in two or three cubic yard sizes will be provided, when requested by the corporation and if a suitable location for the container(s) is available on the premises. The cost per month to the corporation will be the minimum monthly charge less one call charge, for the applicable size of container, as listed in the Refuse By-law.

Clause 6 Cont'd

"Free" container dumping service will be provided weekly to those premises using City containers, up to the amounts listed as follows:

<u>Size of Premises (Units)</u>	<u>"Free" basic allowance/unit/wk</u>	
	<u>one-half can /wk</u>	<u>one can /wk</u>
Less than 40	2 cu. yd.	4 cu. yd.
41-60	3 cu. yd.	6 cu. yd.
61-80	4 cu. yd.	8 cu. yd.
81-100	5 cu. yd.	10 cu. yd.

etc. in multiples of 20 units

- (c) Frequency - The City will provide for normal weekly collection only, additional and/or special requirements will be charged for as provided in the Refuse By-law.
- (d) Application for "free" Service - Strata Title and Self-owned Condominium corporations must complete authorized application forms and certify the total number of Strata Title or self-owned/leased units in the premises or development and provide other required information. Service will be provided after the application is accepted by the City Engineer.
- (e) Timing - It is suggested that if "free" garbage collection for condominiums is instituted, it not be commenced until 1 January, 1976. This will provide sufficient time to obtain the additional trucks and institute the necessary changes to the computerized billing system.

SUMMARY

Should Council establish a policy of "free" City Garbage removal from condominiums the following will require resolution and approval.

- I. Establish the basic allowance of "free" garbage removal per unit per week.

II.	<u>"Free" basic allowance/unit/wk.</u>	
	<u>one-half can</u>	<u>one can</u>

Loss of revenue and additional costs

a. Loss of scavenging collection revenue from units existing prior to 1975	\$16,500	\$16,500
b. Provision of funds for the additional annual net operating costs to collect from those units not now being served by the City and also including the anticipated effect of "free" collection in volumes and the additional developments in 1975. (1975 rates)	\$50,000	\$100,000
c. Provision of additional loader-packer trucks at \$60,000 each	\$120,000	\$240,000

- III. Implement the service after the additional trucks are received and in operation, estimated 1 January, 1976.
- IV. The Director of Finance advises that funds for the above expenditures, or a prorated portion of operating costs, would need to be included in the appropriate year's annual budget.

Manager's Report, March 7, 1975 (WORKS - 8)

Clause 6 Cont'd

If the commencement date were 1 January, 1976, advance approval is required to include the necessary trucks in the 1975 Budget and proceed immediately with purchase arrangements.

- V. Authorize the Director of Legal Services to change the Refuse By-law to include criteria and administrative considerations outlined previously in this report."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 3/8-20

Manager's Report, March 7, 1975 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. "Rubber Stamp" Approval of New Condominiums
by the Approving Officer

The Director of Planning reports as follows:

"The Strata Titles Act (1974) splits the approving jurisdiction between the Approving Officer and City Council. Approval of new buildings now requires only the approval of the Approving Officer. The approval of existing buildings or conversions remains with City Council.

Section 4(1) of the Strata Titles Act (1974) requires the Approving Officer to issue a Certificate of Approval prior to the construction of new buildings. (See Appendix 'A' for Section 4 of the Act).

This regulation does not empower the Approving Officer to refuse an application or set any conditions for approval which would give meaning to his signature, nor is it a requirement that he be provided with any building plans.

A Certificate of Approval, when issued, authorises the subsequent registration of the Strata Plans, even years later. The Approving Officer has no means of knowing whether his "rubber stamp" approval is being used to register a Strata Plan which shows common property such as swimming pools, laundry rooms, parking spaces, storage areas, etc., being designated as separate strata lots, which is contrary to Section 3(2) of the Act.

It also appears that neither the Superintendent of Insurance nor the Registrar would have the means of identifying such violations, without having access to the approved building plans nor, in fact, are they required to do so.

Such a violation was recently discovered by this office when a copy of a registered Strata Plan was submitted for our records by the developers' solicitor, who has since agreed to rectify the situation by registering a deed which would establish the illegal Strata lot as the common property it should originally have been.

It is evident therefore that the provisions of Section #4 of the Strata Titles Act (1974) are totally inadequate to permit any meaningful control by the Approving Officer and at the present time, the need for him to issue a Certificate of Approval is totally redundant.

It is therefore RECOMMENDED that the Director of Legal Services be instructed to formally advise the Provincial Government that the existing provisions of Section #4 of the Strata Titles Act appear to be redundant and that the Act should be suitably amended, following discussions with the City, to either eliminate the need for the approval of new buildings by the Approving Officer or, alternatively, grant him the authority to approve the Strata Plan or refuse to approve it, subject to such terms and conditions as he may consider appropriate. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

INFORMATION

2. Conversion of the Premises at 4305 Granville Street
to 4 Dwelling Units
Mr. Jean-Claude Samycia

The Director of Planning reports as follows:

A letter was received from Mr. Jean-Claude Samycia of 4305 Granville St. by City Council on October 8, 1974 with regard to converting an existing building into a multiple family dwelling consisting of four individual suites. Council requested the Director of Planning to prepare a report for Council on the matter.

Manager's Report, March 7, 1975 (BUILDING - 2)

Clause No.2 (continued)

The site is situated in an (RS-1) One-Family Dwelling District at the southwest corner of Granville and Nanton Streets, the lot dimensions being 67.45' x 130'.

An appeal was filed with the Board of Variance on April 3, 1974 to convert the building, previously used as a private school, into a multiple conversion dwelling consisting of 3 housekeeping units and 4 dwelling units. Mrs. Mackay of the Shaughnessy Heights Property Owners Association was present at the Board of Variance meeting and advised that the Association wished to have the premises reverted to a One-Family Dwelling. The Board of Variance unanimously disallowed the appeal.

A further appeal was filed on May 1, 1974 by Mr. Jean-Claude Samycia to convert the premises into 3 dwelling units with 1 dwelling unit on each of the 3 floors and with the basement being used for storage. The Board of Variance again unanimously disallowed the appeal.

It should be noted that when the subject premises were being used as a private school, the site consisted of three 67.45' x 130' lots; however, 2 of the lots were subsequently sold after the school was discontinued. Development permits have now been issued to construct one-family dwellings on each of these lots.

An application to rezone 4305 Granville Street to a multiple use zone could not be supported as any such rezoning would permit multiple or apartment development in an area otherwise zoned and developed for single family dwellings.

A copy of the letter from Mr. Jean-Claude Samycia dated October 8, 1974, is attached.

The City Manager submits the foregoing report for the INFORMATION of Council.

CONSIDERATION

- 3. Plumbing Facilities
1073 West Broadway

The City Building Inspector reports as follows:

"On December 10th, 1974, Council instructed the Building Inspector to take no action on the case of Mrs. Petruk who applied for consideration under the Council's Hardship Policy. Mrs. Petruk occupies the living quarters in the rear area of a building operated as a beauty parlour by Mrs. M. Froese.

The Hardship Committee is now in receipt of a request by Mrs. Froese that she be given consideration under the Hardship Policy. She has been ordered by the Health Department to either install plumbing facilities for the beauty parlour as required by Provincial legislation or terminate the business. A third alternative could be for Mrs. Froese to ask Mrs. Petruk to vacate the rear unit which would then make the plumbing facilities available for the beauty parlour.

We have been advised by Mrs. Froese that she sublets the living quarters to Mrs. Petruk and that she has access to the plumbing facilities in the suite. Mrs. Froese is applying on the grounds of hardship to be allowed to continue her business without complying with the Health Department's order.

This is an unusual request for which there is no precedent. The matter is therefore placed before Council for CONSIDERATION."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

Manager's Report, March 7, 1975 (BUILDING - 3)

RECOMMENDATION

4. Proposed New RT-3 (Two Family Dwelling District) for Strathcona

The Director of Planning reports as follows:

"Background

On September 6, 1972, a major part of the Strathcona neighbourhood was rezoned from RM3 Multiple Dwelling District to RT2 Two Family Dwelling District. This action was taken according to the general desire of the residents to preserve the area for family housing. The RT2 zoning, although adequate for general application in the city, does not meet the particular needs and character of the Strathcona area. In Strathcona the standard subdivision is into 25 foot lots which is smaller than almost all other RT2 areas. The existing front yards are almost all 12 feet which again is different than most other RT2 districts which mostly have the standard 24 foot front yard for the existing development.

The Strathcona Housing Association, which is an off-shoot of the Strathcona Property Owners and Tenants Association, has made a Development Permit application to develop eight vacant sites in the Strathcona area and will be making further application in the near future. Most of the vacant sites in Strathcona are owned by the Provincial Government and SPOTA is negotiating for the lease of these sites. The first "pilot project" developed by SPOTA last year on Union Street had to go to the Board of Variance for relaxation of various items which were inconsistent with the RT2 regulations but quite in character with the rest of the Strathcona area. To avoid the necessity of going to the Board of Variance in future, it is proposed that a new zoning district be established for Strathcona modelled on the RT2 but recognizing the special local peculiarities. This would apply not merely to the SPOTA applications but also to applications on any vacant private lots.

It is proposed that a new RT3 District, Two Family Dwelling District be created which will be similar to the RT2 District but with the following variations:

- (a) Minimum site area for single and two family dwellings be reduced from the present 4800 square feet or an absolute minimum of 3800 square feet for already legally registered parcels to 3000 square feet or any legally registered parcel. For townhouses and garden apartments, the minimum site area to be 6000 square feet as against 10,000 square feet required in RT2 Districts.
- (b) Front yard to be 12 feet instead of 24 feet required in RT2 except where adjoining buildings are back further than 12 feet in which case the minimum front yard will be the average setback of buildings on the two adjoining sites.
- (c) Parking standards will be reduced and some of the requirements for parking areas changed.
- (d) The floor space ratio and site coverage would be the same as at present, being 0.6 and 45% respectively for duplexes. For garden apartments or townhouses, these would be related to the RM1 regulations as in the case of the present RT2 areas.
- (e) Building height would be restricted to two storeys and cellar as in the present RT2 except for some possible variations to allow extra height where the natural ground level of the site is substantially below street or lane grade.
- (f) Some streamlining of the conditional uses will also be recommended.

cont'd ...

Manager's Report, March 7, 1975 (BUILDING - 4)

Clause No.4 (continued)

The proposals outlined above would all permit the approval of the present development permit application by the Strathcona Housing Association, but there would be some problems with some of the smaller lots on which they are currently developing proposals. This has been discussed with the Architect of SPOTA and it is understood that they are reconsidering their position at this time.

Recommendation

It is recommended that the Director of Planning be instructed:

- (A) To prepare an RT3 Two Family Dwelling District Schedule as outlined in this report.
- (B) To make application to rezone the RT2 Two Family Dwelling Districts in Strathcona Area to RT3 Two Family Dwelling District."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

5. Waiver of Fees - City-owned Properties,
Vicinity of Semlin Drive and Pandora
and Triumph Streets

The City Building Inspector reports as follows:

"Mr. Daniel Vanin, Development Officer of the Greater Vancouver Regional District, by letter dated January 31st, 1975, refers to the proposed rental housing for lower income families to be constructed on the above land and requests that the fees for building grades be waived.

The regulations of the Building By-law require that the applicant for the building permit obtain from the City Engineer the design elevations of the streets at the property lines and pay the appropriate fee for such building grades. The City Engineer estimates that the maximum fee for the above site will not exceed \$400.

Because the land is leased from the City rather than purchased in fee simple Mr. Vanin submits that the cost of providing building grades should be the responsibility of the City as part of the land-lease arrangement. He further requests that the fee be waived in order to keep the total development costs to a minimum in order to provide a realistic rental structure for low income families.

The Director of Legal Services advises that the City Building Inspector does not have the authority to waive fees required by the regulations of the Building By-law. A grant in lieu of the fee would be required to comply with the waiver request. Should a grant in lieu of the building grade fee for this development be considered, Council may wish to examine City land-leasing principles with a view to forming a policy."

The Supervisor of Property & Insurance reports as follows:

"Attached hereto are Extracts from the Minutes of the Vancouver City Council Meeting of December 3, 1974, wherein it was moved that the City negotiate with the G.V.R.D. for the lease of the Subject City lands, and on two other City-owned housing sites on the basis of a 60-year prepaid lease, and at amounts equivalent to approximately one-third of the estimated market value.

cont'd ...

Manager's Report, March 7, 1975 (BUILDING - 5)

Clause No.5 (continued)

In the past, on sale or long-term lease of City property, even for Senior Citizens and Low Income Family Housing uses, the developers have been required to comply with all City by-laws and to obtain all necessary permits and pay all fees required in connection with the development of the site.

The request for relaxation of the fee for establishing the building grade is a modest one, but is for services rendered. Any waiving of fee could well be but the start of a series of similar requests and, in light of the heavy subsidy already granted by the City in the disposal of its lands for housing, I would think the request should be refused."

The City Manager submits the foregoing reports of the City Building Inspector and the Supervisor of Property and Insurance to Council and RECOMMENDS that the request be refused.

FOR COUNCIL ACTION SEE PAGE(S) 320

A-6

Manager's Report, March 7, 1975 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Use of Transitway for Construction Vehicles - Block 42

"The City Engineer report as follows:

BACKGROUND

On October 29, 1974, City Council received a report from the City Engineer recommending that Council approve a relaxation in policy for issuance of truck permits for Granville Mall to allow construction vehicles servicing the Block 42 site to use the transitway subject to the following conditions:

- a. Trucks be not permitted to use the Mall from 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.
- b. All trucks be required to have individual permits in accordance with the by-law.
- c. Use of the Mall to be restricted to the block between Georgia and Dunsmuir, with access from Dunsmuir only and exit westbound on Georgia only.
- e. Construction vehicle access to the transitway to be made only under flagman control.
- f. Pacific Centre to pay costs for repair of any damage which may result from heavy construction vehicles being driven over the curb.

Use of the transit lane would allow the construction vehicles to pull around obstructions blocking the 'construction lane', west of the transitway.

This recommendation was made in response to a written request from the contractor. When the agreements for construction arrangements for Block 42 (Granville-Howe-Georgia-Dunsmuir) were signed, the Granville Mall was not envisaged. As a result of construction of the Mall, access arrangements, which were previously possible, could not be implemented. The Contractor requested use of the Mall (between 10 and 20 vehicles per day) from Dunsmuir to Georgia until the end of January, 1975.

When dealing with this report, Council approved the recommendations of the City Engineer, and added a further condition - (6):

- g. That Pacific Centre undertake to keep Granville Mall free from dirt and debris at all times during this construction period, and that the City Engineer exercise discretion with respect to cancellation of the agreement should this arrangement prove unsatisfactory to the City.

PRESENT SITUATION

Delivery of structural steel for tower number three has been delayed, and the Contractor has now requested verbally, that use of the Mall to complete the work outlined in his earlier request be extended to the end of March, 1975, but with a maximum of five trucks per day. In addition, he has requested that approximately one truck per day be allowed to use the Mall until completion of the project (August, 1975) to cover any problems that may arise due to blockage of the construction lane.

The arrangements have worked satisfactorily so far and B.C. Hydro have indicated that this extension would be acceptable to them.

The City Engineer RECOMMENDS that the relaxation for issuance of truck permits for Granville Mall to permit Block 42 construction, be extended to August, 1975, in accordance with conditions previously in effect."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 327

FINANCE MATTERSRECOMMENDATION1. Standard Tube Canada Ltd. Claim No. 15399

The Director of Legal Services reports as follows:

"This claim arose out of an accidental breakage of a 12" water service by our crews excavating for sewers adjacent to the warehouse of the above Company on Manitoba Street.

The breakage caused flooding of a truck loading bay which was used as a storage area. This Company deals in chrome plated tubing used in the manufacture of chrome furniture and a considerable amount was under water and silt as a result of the flooding. This caused rusting and damage to the chrome finish on the tubing as the water receded.

Some of the material was salvaged by cleaning and some sold in damaged condition. The balance was sold as scrap as it could not be reclaimed. This has been verified by our investigation.

The loss has been established at \$3,228.58.

It is the opinion of the Director of Legal Services that the City is liable to the Claimant, and that the Claimant has substantiated his claim for \$3,228.58. Therefore, payment of this claim is recommended."

The Comptroller of Budgets advises if the recommendation is approved, costs will be changed to 7090/953 Sundry Legal costs.

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

2. United Housing Foundation - Central and Oliver Hotels

The Director of Finance and the Director of Social Planning have submitted the following report:

"The United Housing Foundation purchased the Central and Oliver Hotels for conversion to downtown east-side housing. With a \$200,000 City grant plus C.M.H.C. financing they have renovated 140 rooms to provide a better quality of housing. The City agreed to lease the ground and basement floors for a meal service facility, bathing facility, and recreation facility. The City obtained Provincial agreement to cost sharing of these facilities for renovation to the ground floor and basement levels, for purchase of equipment and for the on-going costs of operation.

It was understood by everyone concerned (UHF, City, Province) that C.M.H.C. would fund the renovation costs for the meal service, bathing, and recreation facilities, as well as the 140 rooms. However, when it came time to do the work UHF was advised by C.M.H.C. that they would not provide the funding. The funding for the social services had not been pinned down as tightly as everyone assumed.

The United Housing Foundation had to do a considerable amount of work related to the social services in the process of renovating the rooms of the hotels, such as wiring, elevators, lower level structural work, extension of sprinklers. This has put UHF in the serious financial position of having to spend funds towards the multi-use centre, with no source of financing confirmed and basically little in the way of internal resources.

Since this work is being done for a City-sponsored project and the City has actually signed a lease for the premises, it does appear to be somewhat unfair to UHF. We are also of the opinion that C.M.H.C. has failed to fulfill their moral obligation to the financing.

Cont'd...

manager's Report, March 7, 1975 (FINANCE - 2)

Clause No. 2 Continued:

The Director of Social Planning and UHF have been investigating other potential financing sources. Their efforts have not yet been successful but they are still hopeful. In the interim, UHF has applied to the City for a short term loan similar to the one the City made to them in the initial stages of the renovations. They have requested a \$200,000 loan on a 90 day note at our interest rate (Bank prime rate) pending resolution of the financing problem.

The Director of Social Planning plus whatever political help he needs will be approaching the Provincial Government if all other sources fail. It is quite possible that the City will have to share the final financing with the Province.

The security for the final financing needed (close to \$500,000) is of course the lease the United Housing Foundation has with the City and the City/Provincial agreement to amortize the renovation cost as part of the ongoing cost of operation of the multi-use centre. In other words, the security for the final loan, if it is provided by the City/Province, is the City and the Province itself.

RECOMMENDATION

The request of the United Housing Foundation for a \$200,000 loan for 90 days is therefore recommended to Council for approval."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance and the Director of Social Planning.

3. Vancouver Resources Board Use of City Premises and Furniture and Equipment

The following report has been received from the Director of Finance.

"Effective January 8, 1974 the Provincial Government assumed the costs of administration of the welfare function in Vancouver, through the Vancouver Resources Board. The welfare staff continued to use City premises, furniture and equipment, and negotiations have been proceeding with regard to the rental of City premises and the purchase or leasing of the furniture and equipment by the V.R.B. In some cases the V.R.B. does not wish any form of long term lease as they wish to re-evaluate their distribution of the service function and therefore may wish to obtain different premises.

Mr. J. A. Sadler, Deputy Minister, Department of Human Resources, and I have now agreed on rental rates for the premises and a price for the V.R.B. to purchase our furniture and equipment. The details of this are given below.

Part of my recommendation is that the premises should be leased under as simple as possible a master agreement with the V.R.B., on a month-to-month rental basis with the V.R.B. to make up its mind as to whether or not it wishes a long term lease on any of the buildings by June 30th, 1975. We would wish to review applicable rentals prior to a term lease being given to the V.R.B. or if the month-to-month tenancy continues beyond June 30th, 1975. This provides the V.R.B. with the flexibility to make decisions on its locations and protects the City against a continuing month-to-month situation. With regard to the buildings that we are leasing and in turn leasing to the V.R.B., the V.R.B. is to be committed to the end of our respective leases, at which time the V.R.B. could decide whether or not to continue leasing directly, or perhaps through the City if appropriate. If there are rental review clauses in those leases we expect to be able to adjust the rental to the V.R.B.

The City-owned buildings (or portions thereof) to be leased to the V.R.B. for their period of occupancy are as follows:

Note: The square foot areas are subject to adjustment as circumstances change.

<u>Address</u>	<u>Sq. ft. area</u>	<u>Rate per sq. ft.</u>	<u>Notes</u>
1530 W. 8th	13,756	\$5.50	
2610 Victoria Dr.	2,934	6.00	

Cont'd...

Clause No. 3 Continued:

6445 Knight St.	3,162	6.00	
517 Hamilton St.	6,000	5.50	Feb 1 - Oct 31/74
3998 Main St.	3,205	7.85	
Taylor Manor	17,100	--	Note (i)

Note (i): The Deputy Minister states that occupancy of Taylor Manor is expected to be reasonably short. The building, because of age and condition, requires very high maintenance and repair expenditures. These expenditures will now be the responsibility of the V.R.B. The situation will be reviewed June 30, 1975 to determine if no rental is still justified.

The following buildings are being leased by the City and the full lease costs are to be assumed by the V.R.B. for the space they occupy.

1720 Grant St.	5,619	\$7.00	
1655 Robson St.	289	7.00	Note (ii)
2066 W. 10th Ave.			Note (iii)

Note (ii): Jan 8 - May 31, 1974. Arrangements changed after May 31 and government billed under a different cost sharing method.

Note (iii): Total rental and expenses have been passed on to the government with their agreement. Our lease on this building could be assigned to the Government or the V.R.B.

Physical assets other than buildings

This category consists of furniture and office equipment, automobiles, and consumables such as stationery, office supplies, food stuffs, janitorial supplies, etc. The City Purchasing Agent took an inventory of all the items and these were valued on much the same basis as the furniture, equipment, etc., disposed of to the Government in the administration of justice area. The amount arrived at as representing a reasonable value is \$112,000. The automobiles used in the welfare operation were originally jointly purchased under C.A.P. sharing arrangements and the complexity of untangling these plus the minimal City value involved leads me to recommend that we transfer these automobiles to the V.R.B. for \$1.00.

I therefore RECOMMEND that:

- A. The City enter into a master lease agreement for the buildings with the V.R.B. in accordance with the above noted conditions and lease rates, such lease to be prepared by the Supervisor of Property and Insurance and the Director of Legal Services;
- B. The City dispose of the furniture, equipment, and consumables used by the welfare operations, to the V.R.B. for a price of \$112,000;
- C. The City dispose of the 14 cars used in the welfare operation to the V.R.B. for \$1.00."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

4. Assessment Appeal

The Director of Legal Services submits the following report:

"For the past three years the Assessor has placed three companies which have contracts with the National Harbours Board on the Assessment Roll as occupiers of Crown lands. The companies and the areas are as follows:

Cont'd...

Clause No. 4 Continued:

- Empire Stevedoring Co. Ltd. - Crown property as shown on N.H.B. Plan No. 5-B-2-842
- Canadian National Railways - Crown property as shown on N.H.B. Plan No. 5-B-2-843
- Casco Terminals Limited - Crown property as shown on N.H.B. Plan No. 5-B-1-513 and Crown property as shown on N.H.B. Plan No. 5-B-1-512A

These areas are commonly known as Centennial West, Centennial East, Lapointe and Ballantyne Piers.

In 1974 these three companies were successful in persuading the Court of Revision that in law they were not occupiers of these three areas, and thus not liable to taxation. The City was dissatisfied with that decision and took the appeal to the Assessment Appeal Board. The Assessment Appeal Board, after hearing the evidence, requested that the parties state a case to the Supreme Court on a question of law. This stated case has not been heard.

Since nothing has changed since 1974, the Assessor again placed the above three companies on the Assessment Roll as occupiers of Crown property. At the 1975 Court of Revision the Court again decided that these companies are not "occupiers" so as to render them liable to taxation. It is imperative that we appeal this decision to keep the matter open until the Supreme Court has rendered a decision in respect of the 1974 appeal. Accordingly

It is recommended that Council instruct the Director of Legal Services to appeal the decision of the Court of Revision in respect of the above three companies."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

5. Assessment Appeals

The Director of Legal Services submits the following report:

"On July 9, 1974 Council rezoned the major portion of the False Creek Area. In November of 1974 Council approved a Local Area Development Plan of approximately 94 acres of the North Shore of the Creek which is to be developed by Marathon Realty. The majority of this area is presently assessed in the name of Canadian Pacific Railway Company.

This land was previously zoned industrial, and as a consequence of the rezoning and approval of the Development Plan, the Assessor concluded there had been a substantial increase in value.

C.P. Rail and Marathon appealed these assessments, and the Court of Revision reduced the assessment by a little over Eleven Million Dollars.

In my opinion the decision of the Court of Revision is incorrect, and I therefore recommend that Council instruct me to appeal the decision of the Court of Revision in respect of the following parcels of property:

- A. Lot 1, Block 124, D.L. 541
- B. Lot 3, Block 124, D.L. 541
- C. Parcel 1 and except Parcel 1 D.L. 464
- D. Lot 4665

Cont'd...

Clause No. 5 Continued:

E. Portion of D.L. 541 in Registered Plan 11156,
 Lots 4666, 4672, 4673, 4678, 5603, 5605 and
 5606, remainder of B, C, D, E, K, L, Parcel H,
 Lot J, portion of D.L. 541 not in registered
 Plan 11156

F. Lot 5604

"

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be approved.

CONSIDERATION6. P.N.E. Parking Enforcement

The Director of Permits and Licenses reports as follows:

"Resolution of Council March 12th, 1974 adopted a report of the Official Traffic Commission:

- (B) That the Police Department and the Director of Permits and Licenses be instructed to maintain a reasonable enforcement level in the area adjacent to the P.N.E. during P.N.E. events.

In consideration of a report on the costs of this action, Council instructed, "that the Pacific National Exhibition be requested to compensate the City for the costs involved in parking enforcement."

The Cost of enforcement for Permits and Licenses Department staff for 1974 is \$5,450.39, which is basically composed of overtime charges due to the fact that most P.N.E. events are not held during regular staff working hours.

The P.N.E. have not responded to bills rendered to date, and Mr. J.D. Rennie, General Manager of the P.N.E. Association advises that the position adopted by the P.N.E. is that: "Enforcement of City By-Laws outside of P.N.E. grounds is not the responsibility of the P.N.E."

The approximate cost of enforcement for 1975 to date is \$1,000. It is estimated that the maximum cost of enforcement for the entire year based on Council's most recent resolution dealing with the level of enforcement will not exceed \$7,500."

In view of the stand taken by the P.N.E., City Council may wish to give:

CONSIDERATION:

"to the inclusion of \$7,500 in the 1975 Budget of the Department of Permits and Licenses for P.N.E. Parking Enforcement."

The City Manager submits the foregoing report of the Director of Permits & Licenses to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 321

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Housing-Neighbourhood Improvement Program Kitsilano Area
Lot 28, Block 216, D.L. 526
1937-39 West 2nd Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera), Meeting of February 11, 1975, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of the private parcel known as Lot 28, Block 216, D.L. 526. This property is in the Kitsilano Area and according to a report submitted by the Director of Planning under date of February 5th, 1975 would provide a well-located site for housing.

1937-39 West 2nd Avenue

These premises comprise a two-storey frame dwelling plus a full basement, erected in 1912 on a lot 25' X 120', zoned R.M.3A. The dwelling contains a four-room, self-contained suite on the main floor; three-room, self-contained suite in the basement. Also, there are 12 plumbing fixtures, the roof is patent shingles and the exterior walls are wood siding. Heat is supplied by an automatic gas-fired furnace. This dwelling is in good condition.

Following negotiations with the representative of the owners, they have agreed to sell for the sum of \$60,000.00 as of February 28, 1975, subject to the following conditions:-

1. Owners to retain rent-free possession of the property until March 31st, 1975.
2. City to pay any bonus interest that may be required in order to discharge the mortgage registered against the property.

This purchase price is considered to be realistic and is endorsed by the Central Mortgage and Housing Corporation. It is proposed to continue to rent this dwelling until the land is required for housing development, at which time the dwellings will be demolished.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above property, 1937-39 West 2nd Avenue, for the sum of \$60,000.00 on the foregoing basis. This amount is to be chargeable to Kitsilano Neighbourhood Improvement Program Implementation Fund Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Acquisition for Housing-Neighbourhood Improvement Program Kitsilano Area
Lots 30 & 31, Block 216, D.L. 526
1949 & 1953 West 2nd Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera), Meeting of February 11, 1975, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of the private parcels known as Lots 30 and 31, Block 216, D.L. 526. These properties are in the Kitsilano Area and according to a report submitted by the Director of Planning under date of February 5, 1975, would provide a well located site for housing.

Clause #2 (Cont'd)1949 West 2nd Avenue

These premises comprise a single-storey frame dwelling plus a full basement, erected in 1927 on a lot 25' x 120', zoned R.M.3A. The dwelling contains four rooms, five plumbing fixtures, has a patent shingle roof, stucco exterior, and heat is supplied by an automatic gas-fired furnace. This dwelling is in good condition.

1953 West 2nd Avenue

These premises comprise a single-storey frame dwelling plus a full basement, erected in 1927 on a lot 25' x 120', zoned R.M.3A. The dwelling contains four rooms, five plumbing fixtures, has a patent shingle roof, wood siding exterior and heat is supplied by an automatic gas-fired furnace. This dwelling is in good condition.

Following negotiations with the representative of the owners who own both the above properties, they are prepared to sell for the sum of \$86,000.00 as of February 28, 1975, subject to the following conditions:-

1. Owners to retain rent-free possession of property known as 1949 West 2nd Avenue until March 14, 1975
2. Owners to retain rent-free possession of property known as 1953 West 2nd Avenue until March 31, 1975.

This purchase price is considered to be realistic and is endorsed by the Central Mortgage and Housing Corporation. The dwelling known as 1953 West 2nd Avenue is presently rented to a tenant on a month-to-month basis, while 1949 West 2nd Avenue is presently vacant. It is proposed to continue to rent these dwellings on a month-to-month basis until the land is required for housing development, at which time the dwellings will be demolished.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above properties, 1949 & 1953 West 2nd Avenue for the sum of \$86,000.00 on the foregoing basis, chargeable to Kitsilano Neighbourhood Improvement Program Implementation Fund Account. "

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

3. Acquisition for Park Site #9, (Kitsilano)
Lot 19, Block 265, D.L. 526
2085 West 6th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lot 19, Block 265, D.L. 526, known as 2085 West 6th Avenue, which forms part of Park Site #9, (Kitsilano), has been offered for sale to the City. Park Site #9 is listed under Table II of Park Sites Purchase Program 1971-1975, confirmed by Council on December 15, 1970.

These premises comprise a 1 - 3/4 storey and full basement frame dwelling with a main floor area of 889 square feet, erected in 1908 on a lot 50' x 120', zoned RM-3A. This dwelling contains 7 rooms, 5 plumbing fixtures, a shingle roof, has siding on exterior walls, a stone foundation, and is heated by an automatic oil-fired furnace. Condition of this improvement is average for age and type. At present, this house is vacant but it is proposed to rent same until required for the project and then to demolish when necessary.

Manager's Report, March 7, 1975.....(PROPERTIES - 3)

Clause #3 (Cont'd)

Following negotiations with the agent for the estate, the estate solicitors have confirmed their acceptance of the City's offer in the amount of \$62,000.00 as of March 31, 1975. This purchase price is considered to be fair and equitable and representative of market value in the area.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot 19, Block 265, D.L. 526, known as 2085 West 6th Avenue, for the sum of \$62,000.00 on the foregoing basis, chargeable to Code No. 4189/- , Park Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Sale of Properties

The Supervisor of Property & Insurance reports as follows:

"The following offers to purchase have been received by the Supervisor of Property & Insurance as a result of the City's call for tenders and are recommended for acceptance, being in each case the highest offer received."

1. Subs. 5 & 6, S.½ Lot 86, T.H.S.L., Plan 1720
E/S Rupert Street, North of Adanac

<u>Name</u>	<u>Approximate Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
R.M. Lee Construction Co. Ltd.	33' X 122 ea.	\$30,300 ea.	City terms @ 10½%	No guarantee as to soil or drainage conditions

The City Manager RECOMMENDS that the foregoing offers to purchase, being in each case the highest offer received, be accepted and approved under the terms and conditions set down by Council.

5. Sale of Properties

The Supervisor of Property & Insurance reports as follows:

The following offers to purchase were received by the City Clerk as a result of the City's call for tenders and are recommended for acceptance, being the highest offer received in each case:-

1. Lot A, Blocks 1-4, D.L. 37
- S/S Ward Street Between Earles & Duchess Streets RS-1

<u>Name</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Perosa Realty & Ins. Agencies Ltd.	50' X 102'	\$34,001	City Terms @ 10½%	Easement - filled lot. No guarantee as to soil condition

Clause #5 (Cont'd)

2. Lot 19, ex. N.7' and S.2', Sub. A & B, Block 169, D.L. 264A
-S/S 12th Avenue Between Commercial and Victoria Drive RT-2

<u>Name</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
D. Taddei	33' X 115'	\$28,776	\$10,000 down Balance on City's terms @ 10½%	Bulkhead (below) If lot filled retaining wal required

3. Lot 27, ex. E.7' and ex. N.10'
Lot 26, ex. E.7' and ex. S.10', both of Block 17, D.L. 391 & 392
- W/S Knight Street at 28th and 29th Avenues RS-1

<u>Name</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Paragon Homes Ltd. (lot 26)	28' X 110'	\$22,650	City terms @ 10½%	No guarantee as to soil condition
(lot 27)	27' X 110'	\$22,650		

4. Lots 4, 5, & 6, Block 28, D.L. 200A
- S/S 5th Avenue, East of Scotia Street Zoned RM-3

<u>Name</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Park Lane Prop- erties Ltd.	148' X 122'	\$204,000	\$51,000 down balance in 6 months @ 9½% interest	Bulkhead (below Lane level) City not re- sponsible for abandoned storm sewer on lot or for soil condi- tions

Council on March 5th, 1974, approved the joint advertising of this site for sale, which is two-thirds privately-owned. Sale will be in accordance with the agreement dated December 4th, 1974, made between the City and Furnace Oil Sales Ltd.

RECOMMENDED That the foregoing offers to purchase, being the highest offer in each case, be accepted and approved under the terms and conditions set down by Council.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

6. Tenders for Lease
Lots 7,8 & 10, Block 122, D.L. 541
Situated E/S 1400 Block Howe Street
South of Pacific Street

The Supervisor of Property & Insurance reports as follows:-

"On January 14, 1975, City Council approved the recommendation of the City Manager to lease City-owned Lots 7, 8 & 10, Block 122, District Lot 541, to the highest bidders. It was noted that Mr. Skeans had requested to appear as a delegation before Council considered the matter. Mr. Skeans was not present when Council considered the matter but has since re-affirmed his request to speak on the subject as he was the previous tenant on the City lots.

Clause # 6 (Cont'd)

Council, on January 21, 1975, received a brief from Mr. Skeans and a delegation of Mr. Castle, on behalf of Mr. Porter, one of the other principals recommended for leasing of the lands.

After hearing these delegations, Council moved that:-

'This whole matter be tabled, pending a full report to include the following:

- (i) zoning aspects, parking requirements and future use,
- (ii) Downtown Planning Team comments,
- (iii) details of contract negotiations with Skeans Engineering and Machinery Ltd.

FURTHER THAT in the meantime the Department withhold any action as a result of Council's resolution of January 14, 1975.'

The report on the rental contract negotiations, (Item iii above), is as follows:-

Lots 7, 8 & 10, Block 122, D.L. 541 had been used for parking by surrounding businesses for some years and latterly, Skeans Engineering of 1455 Howe Street have been tenants since 1973 and used them for employee and customer parking, on a temporary basis, at a rental as follows:-

Lot 10	-----	\$ 50.00 per month
Lots 7 & 8	-----	\$ 80.00 per month
		<u>\$130.00 per month</u>

The Department of Permits & Licenses informed the Supervisor of Property & Insurance, in July, 1974, that the parking use would have to be discontinued unless the lots were blacktopped in accordance with the By-law requirements. Because of the high cost of preparing these lots for parking, the Supervisor of Property & Insurance requested and obtained a 5-year lease term from the Director of Planning. Skeans Engineering then obtained bids on the cost of Blacktopping and the low bid was \$7,100.00. Negotiations were entered into and the rental based upon an allowance for the costs, was \$80.00 per month.

In view of the rental being decreased \$50.00 per month by reason of the By-law requirements, the Supervisor of Property & Insurance questioned the economic viability of the lands being blacktopped for parking. Skeans Engineering were informed that the lands would be put out to tender for lease to see if a better interim use could be made of the lands on a five-year basis.

Three offers were received as follows:-

Porter -- For Lots 7, 8 & 10 --- for \$215.00 per month
- For parking use;
Tenant to black-top

OR

For Lots 7 & 8 only -- for \$150.00 per month
- for parking use;
Tenant to black-top

Skeans -- Lots 7, 8 & 10 ----- for \$200.00 per month
No black-top

Toyota -- Lot 10 only, ----- for \$ 80.00 per month
- for storage

Clause # 6 (Cont'd)

After analysis and in accordance with normal procedure, the highest offers submitted were recommended to Council for acceptance, these being:-

R.E. Porter for Lots 7 & 8 ----- \$150.00 per month

Downtown Toyota for Lot 10 ----- \$ 80.00 per month

On January 14, 1975, Council approved these leases.

Because this problem is common to other downtown City-owned sites, following is a brief description of the present methods of leasing downtown City land and some of the problems encountered which may be of interest to Council.

Small sites of downtown vacant land held by the City for various reasons generally cannot be built upon and the highest and best interim use is usually parking.

Present by-law regulations allow parking on a temporary basis with a gravel surface, up to a maximum period of two years. Thereafter it is mandatory to have the sites blacktopped, curbed and screened if the parking use is to be continued. Hard surfacing usually incurs drainage problems, requiring a storm sewer hook-up, sump, and catch basin, and the resultant high cost (up to \$4,000.00 for a 33' lot), often makes it uneconomical to use the lands for parking purposes unless the rental is subsidized by the City.

This means that very often small lots are rented for open storage of assorted materials or objects, e.g., lumber, equipment, or in many cases are left vacant. Where the land is vacant, there is a double loss by reason of no revenue plus the cost of barricading to prevent free use of the land or the cost of removal of illegally parked or abandoned vehicles, rubbish, debris, etc.

The Property & Insurance Office has considered alternate solutions to the problem and wherever possible has used the following approach:-

- (a) Obtaining a longer term lease, (subject to Planning and Engineering requirements), thereby allowing a more intensive use with a corresponding duration of occupancy to write off the capital expenditure and pay a better than nominal rent.
- (b) Lease the land at a low rental until such time as the tenant recaptures the cost of the improvements, and then charge a rental based upon the market rental of the improved property.
- (c) Lease on a short term basis at a market rental with a clause that provides for the tenant to be proportionately reimbursed if his lease is cancelled prior to the time period negotiated as being necessary to amortize the capital cost of the improvements.

The foregoing methods have been fairly successful in getting downtown City lands occupied by tenants on land that is restricted from building development and usually subjected to a short notice of cancellation.

However, these methods are not easily applicable to small sites (50-foot frontage or less), where the rental income to the tenant for parking use is nominal or the use of the land is not a by-law requirement or an absolute necessity to his business.

Clause #6(Cont'd)

In these cases, one alternative could be for the City to blacktop the sites prior to leasing and apportion the rental income first to the cost of the improvements on the land and then the balance being applied to the cost of holding the land for future civic purposes. This would not be economical and would put the City in the position of precluding any other use of the land except for parking purposes and consequently has not been done to date.

The other alternative could be to change the by-law to allow some discretionary powers regarding the length of time for use of sites for temporary parking. Such discretion would be based upon the size, location or type of surface, in order to allow these lots to be put into the highest and best interim use until the City requires the land for development.

In view of the foregoing, it is RECOMMENDED that the Council action of January 14, 1975, approving the recommendation of the City Manager to lease Lots 7, 8 & 10, Block 122, D.L. 541 to R. E. Porter and Downtown Toyota be confirmed.

The matters of (i) Zoning and future requirements, and (ii) Downtown Planning Team comments, are the subject of a report by the Director of Planning which will be submitted following this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 20, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall on February 20, 1975, at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Bowers
Alderman Marzari
Alderman Sweeney

COMMITTEE
CLERK: G. Barden

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RECOMMENDATION

1. Vancouver Art Gallery Request For Funding For Renovations

Vancouver City Council on February 11, 1975 passed the following motion:

"THAT Council approve a grant of \$187,451 to the Vancouver Art Gallery for 1975.

FURTHER THAT the Finance and Administration Committee meet with the Art Gallery to re-consider the number of repairs and/or alteration items which were not recommended for approval in the City Manager's Report."

The Committee had for consideration a City Manager's report dated February 6, 1975, entitled "1975 Grant Request - Vancouver Art Gallery" itemizing the repairs and/or alterations not recommended on the basis that they are non-essential at this time. The items are as follows:

(7)	Paint north gallery	\$ 1,500
(8)	Create corridor from lobby to small Emily Carr Gallery	5,000
(9)	Alter room in basement to create a meeting room and office	2,000
(10)	Installation of carpet in Concert Gallery and Vestibule	12,000
(11)	Nailing board to line walls of Lower Corridor	1,000
(12)	Fire alarm circuit in 2nd floor offices. (This item to be done in 1975 and funded from current capital appropriation.)	800
Total of Major Repairs and Alterations not recommended.		<u>\$22,300</u>

The Committee also had for consideration a report dated February 20, 1975 from the Vancouver Art Gallery Association requesting a re-review of the Gallery's request for funds for items 7,8,9 and 12 totalling \$9,300.

Standing Committee of Council
on Finance and Administration

February 20, 19752

Clause No. 1 Continued:

Mr. Rogatnick, Interim Director, Vancouver Art Gallery, advised that the above items are required in view of the expectation that the Art Gallery will be functioning at 1145 West Georgia Street for at least another five years. He stated the Association felt items 10 and 11 were not essential at this time and cut them from their list.

The Deputy Director of Finance advised that item 12 - \$800 for a fire alarm circuit in the second floor offices would be provided from renovation funds previously approved.

Following further discussion it was,

RECOMMENDED

THAT \$8,500 be approved to carry out major repairs and alterations as follows:

- | | |
|---|----------|
| (7) Paint north gallery | \$ 1,500 |
| (8) Create corridor from lobby to
small Emily Carr Gallery | 5,000 |
| (9) Alter room in basement to create
a meeting room and office | 2,000 |

2. Preliminary Report - 1975 Revenue Budget Estimates

The Committee had for consideration a Manager's Report dated February 18, 1975, outlining preliminary 1975 revenue and expenditure budget estimates submitted by Civic Departments and Boards showing total estimated revenues of \$118,749,750 and estimated expenditures of \$131,848,049. The excess of expenditures over revenues which amounts to \$13,098,299 is the present budget deficit, before adjustment of the mill rate for general tax purposes and review of the budget detail. (Copies circulated)

The Committee also had for consideration a covering report dated February 18, 1975, entitled 1975 Preliminary Budget prepared by the Chairman (copies circulated).

The Chairman stressed that the budget report is still a preliminary estimate of certain figures which are not known at this time. The most significant unknown quantity is the amount of the per capita grant to be given by the Provincial Government. Wage settlements and the School Board budget are also significant factors.

The Committee emphasized they are determined to cut unnecessary spending and keep the increase in taxes at a tolerable level. The amount estimated for water rate charges for 1975 and 1976 was discussed and it was agreed the rate should be increased to a break even point.

Following further discussion it was,

RECOMMENDED

- A. THAT the Manager's Report dated February 18, 1975 be received by the Committee and forwarded to City Council;
- B. THAT the City Manager and the Director of Finance be instructed to meet with Department Heads and Boards to review the 1975 Revenue Budget Estimates as submitted and

Cont'd...

Standing Committee of Council
on Finance and Administration
February 20, 1975

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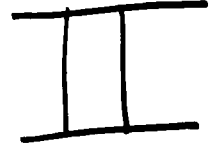
Clause No. 2 Continued:

- (i) to make such reductions in the basic operating budget estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council,
 - (ii) to eliminate all requests for increases in standards of service from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board,
 - (iii) report all adjustments made to the budget during reviews to the Committee on Finance and Administration,
 - (iv) that members of Council be given a schedule of the budget reviews to take place between the City Manager and the Director of Finance with Department Heads and be invited to observe, particularly new Aldermen.
- C. THAT the Director of Finance report back to the Committee on the possibility of increasing the water rate charges for 1976 to a break even point for that year.

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The meeting adjourned at approximately 3:00 p.m.

REPORT TO COUNCIL



STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

February 20, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall on February 20, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATIONS

1. Proposed Neighbourhood Pub -
3681 West 4th Avenue

The Standing Committee of Council on Community Development on October 3, 1974, when considering the application of Mr. John Keith-King and Mr. S. P. Grauer to operate a neighbourhood pub at 3681 West 4th Avenue, Resolved:

"THAT this application be referred to the Kitsilano Planning Committee for report back to the Standing Committee."

The Community Services Committee had before it for consideration this date the following report from the Kitsilano Planning Office:

"The Kitsilano Planning Team and Planning Committee recommend approval of this pub, subject to two conditions:-

1. A referendum be undertaken, as is current policy;
2. Adequate lighting be established in the parking area."

Following discussion it was

RECOMMENDED

THAT the application of Mr. John Keith-King and Mr. S. P. Grauer for a neighbourhood pub at 3681 West 4th Avenue be approved in principle subject to:

- (a) The City conducting a referendum of the residents and merchants in a four-block radius surrounding 3681 West 4th Avenue, the cost of such referendum to be borne by the applicants;
- (b) That adequate lighting be established in the parking area;
- (c) That the applicant comply with all applicable City legislation.

Cont'd . . .

Standing Committee of Council 2
on Community Services
February 20, 1975

2. Proposed Day Care Facilities -
3328 East 1st Avenue

The Committee had before it for consideration a report (circulated) from the Planning Department which explained that 15 residents in the area of this proposed day care centre have petitioned against the proposal primarily because of the use of the lane for picking up and dropping off children. The location is zoned Commercial.

The report further advised there are seven day care centres in the area bounded by Hastings on the north, Nanaimo on the west, Broadway on the south and Boundary on the east, and two of these are within three blocks of the proposed site.

A representative of the Planning Department reviewed the report and pointed out there are traffic problems in the area and that vehicles cannot stop on 1st Avenue in front of this proposed day care centre.

The applicant, Mr. K. Golac, replied the 20 to 25 children who will use the centre will be the same children every day and will soon get used to going to and from the centre. He further pointed out there are waiting lists for day care in the area. The applicant operates two other day care centres; one in Burnaby and one in Vancouver.

It was noted this proposal is a conditional use in commercial zones; that it requires the approval of the Director of Planning unlike outright uses which are merely required to meet the various technical requirements of the Zoning By-law.

Following discussion it was

RECOMMENDED

- (a) That Council instruct the Director of Planning to approve the proposed day care centre at 3328 East 1st Avenue;
- (b) That the Director of Planning be instructed to report to Council on the implications of day care centres being an outright use in commercial and multiple density residential zones.

3. Liquor Permit Application -
1277 - 79 Howe Street

The Committee had before it for consideration the following report, dated January 30, 1975, from the Planning Department on the above noted liquor permit application:

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to provide a cocktail lounge in a portion of the ground floor of this existing two storey restaurant building.

This development is situated in the downtown area in the (CM-1) Commercial District.

This development will maintain a cocktail lounge on the ground floor in the front portion of the existing building and will occupy an assembly area of approximately 257 sq. ft. with seating for 16 people and standing room for 9.

The restaurants are presently licensed as a restaurant and dining lounge.

Cont'd . . .

Standing Committee of Council 3
on Community Services
February 20, 1975

Clause #3 continued:

The Technical Planning Board approved this application subject to the condition that prior to the issuance of the Development Permit:

"This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

This report is submitted for the consideration of the Standing Committee of Council on Community Development. "

During discussion the Committee noted the application was simple and straightforward and it was felt that such applications need not come before the Committee.

Following discussion it was

RECOMMENDED

- (a) That Council approve the application for a cocktail lounge at 1277 - 79 Howe Street;
- (b) That the Planning Department be authorized to approve similar routine liquor permit applications which do not involve additions to existing premises.

The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 366

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

February 20, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, February 20, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: M. Cross

INFORMATION

1. West End Zoning and Urban Design -
Summary of Proposals

The Committee considered a report dated February 13, 1975, from the Director of Planning as well as a draft report entitled "West End Urban Design Guidelines" prepared by the Sussex Group. The Chairman advised that these were intended as status reports for discussion purposes and that the matter would formally come back to the Committee at the end of March.

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, advised that a report on traffic schemes in the West End was in preparation for submission to the Committee at a later meeting and would include the question of barriers. He indicated on a map the barriers that had been constructed and those that were in the process of construction.

Some members of the Committee expressed concern that the barriers presented a hazard for emergency vehicles and fire trucks. It was felt that the Fire Chief should be requested to be in Council whenever the question of barriers is discussed.

Mr. John Coates of the Planning Department advised that zoning proposals for the West End had been presented in February, 1974. The proposal represented a conventional zoning in that all conditions of development were regulated by by-law, but at the option of the developer, urban design discretion would be vested in the Director of Planning. As there were no urban design guidelines to guide this discretion, the Sussex Group were retained to prepare guidelines.

The zoning controls proposed for the West End were based on social considerations and physical urban design considerations. In order to maintain design flexibility, the proposed zoning controls would contain only three fixed regulations enacted by by-law i.e. permitted uses, density and parking requirements. The density regulation would include maximum "threshold" density, i.e. the maximum floor space ratio that would be allowed from the Urban Design Guidelines.

Other by-law regulations such as height and length, front, rear and side yards, site area etc. would be replaced by flexible urban design guidelines. Once the Urban Design Guidelines are approved as Council policy they would guide the Administrative decision of the Development Permit Board.

cont'd ...

Standing Committee of Council on
 Planning & Development 2
 February 20, 1975

Clause No.1 (continued)

Mr. R. Rabnett of the Sussex Group advised that the objectives set out in the West End Plan were followed in arriving at the discretionary form of zoning. The Urban Design Guidelines form a document that would support a zoning by-law for the West End.

The Committee discussed in detail the Urban Design Guidelines and were basically in agreement but wanted to see them refined to include comments from other departments.

RESOLVED

THAT the report of the Director of Planning dated February 13, 1975, and the draft West End Urban Design Guidelines prepared by the Sussex Group be received for information.

FURTHER THAT before the Director of Planning formally brings the matter back to the Committee, he take into account the comments of the Committee as well as input received from the Director of Legal Services, Director of Social Planning, City Engineer and the Vancouver City Planning Commission.

The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 327

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 27, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall on February 27, 1975, at approximately 1:30 p.m.

PRESENT:

Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE

CLERK:

G. Barden

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RECOMMENDATION

1. 1975 Cultural Grants

The Committee had for consideration a report dated February 21, 1975 from the Director of Social Planning on the following two applications for cultural grants:

A. National Professional Music Teachers Association

The Association requested a grant of \$10,000 as an aid to music education for needy and deserving students and to sponsor lectures and seminars, etc. for teachers both in and out of the Association.

Mr. Jonathan Baker of the Social Planning Department stated that any additional civic funds for musical education should go to the Community Music School, a non-profit organization which maintains a consistently excellent standard of instruction.

Mr. A. Carlson, President of the N.P.M.T.A. felt the Community Music School is unfair competition and civic funds should be distributed democratically.

The Committee stated it would set a precedent if cultural grants were given to a professional group.

Following further discussion it was,

RECOMMENDED

THAT no action be taken on the request for a cultural grant by the National Professional Music Teachers Association.

B. Columbia Society of the Arts

Mr. Harvey Adams, President of the Columbia Society of the Arts distributed copies of a letter dated February 18, 1975, (circulated) giving background details on the Society. He advised the Society is a non-profit organization with the dual purpose of developing professional calibre in musicians entering or re-entering professional life, and bringing to the public the pleasure of symphonic music in concerts. Numerous talents are being developed and trained in B.C. but most of them have to go elsewhere to pursue a musical career.

Cont'd...

Clause No. 1 (B) Continued:

The Society requested a cultural grant of \$8,000 to provide free outdoor concerts this Spring and Summer, and a competition for young soloists to be held during the Winter festivals in January and February, 1976.

Mr. Jonathan Baker of the Social Planning Department reported that in the past the City has provided funds to commission the Society to put on concerts for special events which proved quite successful. He recommended that the Society continue to be used in this fashion and any additional funds for general operating grants that might be available for orchestras, should go to the Vancouver Symphony Society.

The Director of Finance stated that the Social Planning Department is proposing an amount in their 1975 budget for exactly such a need.

Following further discussion it was,

RECOMMENDED

THAT Council approve in principle the Social Planning Department purchasing services of the Columbia Society of the Arts for special events.

INFORMATION

2. University Women's Club

The University Women's Club in letter dated December 11, 1974, requested a grant in lieu of taxes for Hycroft, a house used by the Club at 1489 McRae Avenue, as a cultural and educational centre. The Club is not a charitable or non-profit organization although it does give many scholarships and bursaries each year.

The Supervisor of Property Tax advised the Club they are not eligible for a grant in lieu of taxes.

Mrs. B.I. Sperling, President of the University Women's Club advised they have saved and restored this beautiful building and now must maintain it. Now that it is designated "Heritage" it must be maintained in its present state, which in such an old building becomes increasingly costly and may represent an impairment on the ability of the Club to continue serving its members and the Community. Gordon Spratt and Associates Limited, a Consulting Engineering Firm, estimates it will cost \$27,000 for exterior renovations to Hycroft within the next five years. The Club has been working to raise these funds and at present have \$10,045 set aside for this purpose. They are requesting that the City provide a cultural grant to help maintain the building.

The Committee discussed the matter and was in agreement that a cultural grant equivalent to 1975 taxes would be appropriate. The Director of Finance advised he has no proof of financial need, which is one of the primary criteria Council considers in such grant requests, and would require audited financial statements for 1973 and 1974. Funds could be placed in a trust fund for the University Women's Club specifically earmarked for renovations and be turned over at the time the renovations are made and various other options and alternatives are available to Council.

Following further discussion it was,

RESOLVED

THAT the matter be deferred pending report back from the Director of Finance on the University Women's Club financial statements and recommended method of handling the grant.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

February 27, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall on February 27, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATIONS

1. Liquor Permit Application -
1255 West Pender Street

The Committee had before it for consideration the following report from the Planning Department:

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to alter and use a portion of the second storey of the existing building as a cabaret/lounge in addition to the existing restaurant on the main and second floors.

On March 27th, 1974, Development Permit No. 65213 permitted the alteration and use of the main and second floors for a restaurant and a construction of a 1,130 sq. ft. second storey addition.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'This request is to be first referred to the City Council Committee on new liquor outlets for consideration and necessary action.'

This development would have approximately 780 sq. ft. of public assembly area for the lounge.

The development is situated in the downtown area in the C-5 Commercial District."

During discussion a representative of the Planning Department explained the location is on Pender between Bute and Jervis Streets, and that the two-storey building contains a restaurant on both the main floor and the second floor and that the application is to use a portion of the second floor as a cabaret/lounge. The two floors have a seating capacity of 475 persons.

Following discussion it was

RECOMMENDED

THAT Council approve the application for a cocktail lounge at 1255 West Pender Street.

(Alderman Rankin is recorded as voting against this recommendation.)

Cont'd . . .

Standing Committee of Council 2
 on Community Services
 February 27, 1975

2. Liquor Permit Application -
 1075 West Georgia Street

The Committee had before it for consideration the following report from the Planning Department:

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to alter and use a portion of the ground floor of this existing 27 storey office building to provide a restaurant and cocktail lounge as an extension of the existing restaurant and dining lounge on the mezzanine floor.

This development is situated in the downtown area in the (CM-2) Commercial District.

This development is located in the north-west portion on the ground floor of the existing highrise office building and would maintain a restaurant occupying approximately 2,058 sq. ft. and a cocktail lounge with a public assembly area of approximately 852 sq. ft. The cocktail lounge is located directly below the existing restaurant on the mezzanine floor and will operate as one complete unit.

The applicant, on his drawings, states that there will be seating for thirty-eight persons and standing room for another thirty-eight.

The existing restaurant, on the mezzanine floor, is presently licensed as a dining lounge.

The Technical Planning Board approved this application subject to the condition that prior to the issuance of the Development Permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'

During discussion it was explained the proposal is to replace a snack bar, dry-cleaning establishment and travel agency with a 38-seat cocktail lounge on the mezzanine floor of the MacMillan-Bloedel building.

Following discussion it was

RECOMMENDED

THAT Council approve the application for a cocktail lounge at 1075 West Georgia Street.

(Alderman Rankin is recorded as voting against this recommendation.)

INFORMATION

3. Further Consideration of Topics Discussed at
 the Joint Meeting of the Housing and Environment
 and Community Services Committees on Wednesday,
 February 19, 1975 in the Downtown Eastside

The Committee had before it for consideration the Minutes of the above noted meeting (circulated).

The Chairman reviewed briefly the meeting of February 19, 1975 and pointed out that recommendations could be forwarded to Council.

Cont'd . . .

Standing Committee of Council 3
on Community Services
February 27, 1975

Clause #3 continued:

A member of the public requested that the Committee hear further submissions from community groups active in the Downtown Eastside and, following discussion it was

RESOLVED

THAT topics considered at the joint meeting of the Housing and Environment and Community Services Committees held February 19, 1975, be considered by the Community Services Committee and the Housing and Environment Committee at a joint meeting in approximately two weeks and that staff be asked to submit reports on those topics the Committees passed resolutions on at the February 19th meeting;

FURTHER THAT community organizations which attended the February 19th meeting be invited to the next joint meeting of the two Committees.

FOR COUNCIL ACTION SEE PAGE(S) 321

The meeting adjourned at approximately 4:00 p.m.

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REPORT OF COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

February 27, 1975

A meeting of the Standing Committee of Council on Planning and Development was held in the No.1 Committee Room, third floor, City Hall, on Thursday, February 27, 1975, at approximately 3:45 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Kennedy
Alderman Harcourt (Item 4 only)
ABSENT: Alderman Cowie
CLERK: M. Cross

RECOMMENDATION

1. Central Broadway Urban Design Study

The Committee considered a report dated February 18, 1975, from the Director of Planning. On December 17, 1974, Council agreed that the funds would be made available to the Director of Planning in advance of the 1975 Budget in order to appoint a consultant to undertake an urban design study of the Central Broadway area; the Director of Planning to report back to the Committee on costs. From the eleven formal submissions received, a Planning Department Staff Committee selected three to be interviewed. On the basis of the submissions and interviews, Norm Hotson, Architects, was selected. The estimated cost to carry out this study was \$14,000, plus photographic reproduction and printing costs, estimated to be \$1000.

RECOMMENDED

THAT Council make \$15,000 available to the Director of Planning in advance of the 1975 Budget in order to appoint Norm Hotson, Architects, to undertake an Urban Design Study of the Central Broadway Area.

INFORMATION

2. Development Permit Application #68855
Nelson Park Primary Annex & Community Facility

The Committee considered a report from the City Manager dated February 13, 1975, in which the Director of Planning advises that approval of Development Permit Application #68855 cannot be given due to non-compliance with by-law regulations and not full support of the Urban Design Panel. The Director further suggests that negotiations with the applicant on technical requirements of the by-law and design await further public discussion being completed and the uncertainties of this proposal being resolved to the satisfaction of Council.

RESOLVED

THAT the report of the City Manager dated February 13, 1975, be received for information.

cont'd ...

Standing Committee of Council
on Planning & Development 2
February 27, 1975

RECOMMENDATION

3. Traffic Concerns in the Kitsilano Apartment Area

The Committee considered a report of the City Engineer and the Director of Planning dated February 10, 1975. The report stated that Council had deferred the issue of residential street traffic flows in the Burrard-Arbutus Connector until the City-wide transportation strategy and a Kitsilano Local Area Planning programme are developed. A decision on this matter is an integral part of the plan for the area. The City Engineer and the Director of Planning agreed with the Kitsilano Local Area Planning Committee that residents of the area should be consulted.

The report lists the alternatives that have been identified as well as estimates of construction costs and acreage requirements.

RECOMMENDED

THAT a survey be carried out in the eastern portion of Kitsilano to determine public attitudes concerning traffic alternatives in the area; the alternatives presented to be restricted to minimal change, one-way street, improving existing arterials and the Arbutus-Burrard Connector.

FURTHER THAT the sum of \$700 be allocated to the Kitsilano Local Area budget for the purpose of carrying out this survey; the expenditure of this sum to be authorized in advance of approval of the 1975 Budget.

4. Waterfront Planning Study

The Chairman welcomed Mr. Glen McPherson, Chairman of the Vancouver Port Authority and Mr. Fred Spoke, Port Manager.

Mr. R. Spaxman, Director of Planning, advised the Committee that in May, 1973, the joint Federal/City Waterfront Planning Study was announced at a total cost of \$77,500; two-thirds to be provided by the Ministry of State for Urban Affairs and one-third by the City. As well as the Federal/City study, a technical Waterfront Working Committee was set up, including representatives of the City, Bureau of Transit, G.V.R.D. and the National Harbours Board.

Mr. R. Mann advised that he had commenced work in December, 1973, as Waterfront Planning Consultant with an inventory mapping process. Each report on each stage of the study was summarized and put into a broadsheet and circulated for public information, discussion and comment. The recommendations in Stage III presented in September, 1974, were adopted by Council as the basis for the Waterfront Planning Study.

Four Working Papers were submitted to the Director of Planning.

- (I) A management report wherein the variety of ways and means the policies could be implemented were speculated
- (II) A study of regulations wherein recommendations were suggested for a Management Committee to consider and implement the policies
- (III) Recommendations for a priority ranking for projects in terms of the various difficulties that may arise

cont'd ...

Standing Committee of Council
on Planning & Development 3
February 27, 1975

Clause No.4 (continued)

- (IV) The Paper deals with five suggestions
- open space and access
 - view preservation and building heights
 - shoreline use
 - population
 - design response

Mr. Spaxman indicated a number of things that had to be considered in 1975:

- there is a multiplicity of jurisdictions i.e. three primary ownerships, National Harbours Board, C.P.R. and City, and a small amount of private ownership
- the G.V.R.D. plan needs to be amended
- joint objectives should be worked out with the National Harbours Board to enable this amendment to go through

The Director of Planning described changes to the central waterfront area

- Vancouver Yacht Club alterations
- Harbour Park development
- Bayshore Inn development
- Ferry terminal proposals
- Marathon's second tower
- Transportation terminal
- a proposal by the U.D.A.C. Group to acquire leases and develop a mixed residential/commercial use
- Gulf Oil has been asked to consider their long-range plans and report back
- future of C.P. Ferries, Old Immigration Building, Piers B-C, C.P.R. Station, C.N. Pier, Air West and STOL (short take off and landing) aircraft
- proposed U.N. Demonstration Project for a waterfront park within the existing industrial area

Mr. McPherson stated that the Port Authority had been structured three years ago as consultants to the National Harbours Board. Only recently has local autonomy been granted and the Port Authority will in turn give some of this autonomy to the Port Manager. They would also like to get down to co-operation rather than confrontation.

Mr. Spoke advised that the Port Authority had done an economic impact study of the Port of Vancouver. Briefly, 12,000 people are directly connected with the operation of the Port and 8,000 indirectly. 4% of the jobs in the Greater Vancouver area are related to the Port as well as 6% of the wages and 9% of the sales.

At the Council meeting of February 25, 1975, the following motion was deferred for consideration of the meeting of the Standing Committee on Planning & Development:

"THAT WHEREAS unco-ordinated planning and development is continuing on the Burrard Inlet Waterfront, i.e.

Proposed Cross-Inlet Ferry (Provincial Government)
Vanterm (National Harbours Board)
Urban Demonstration Project (City of Vancouver -
Dick Mann)
Marathan Project 200 (C.P.R.);

cont'd ...

Standing Committee of Council on
Planning & Development 4
February 27, 1975

Clause No.4 (continued)

AND WHEREAS grave concern has been expressed as to future marine and air traffic safety;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Vancouver Port Authority to convene a meeting of concerned parties to discuss future development and planning activities in Burrard Inlet."

After discussion, the Committee

RECOMMENDED

THAT the City of Vancouver request the Vancouver Port Authority to convene a meeting of concerned parties to discuss future development and planning activities in Burrard Inlet.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 338

OFFICIAL TRAFFIC COMMISSION

February 19, 1975

A meeting of the Official Traffic Commission was held on Wednesday, February 19, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 7:30 p.m.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Mr. K. Dobell, Asst. City Engineer
Departmental Services & Sewers
Trustee N. Divinsky, Vancouver School Board
Acting Superintendent, Mr. F. Farley,
Traffic Division, Vancouver Police Department
Mr. J. Moodie, for City Manager

ALSO
PRESENT: Mr. W. Reese, Vancouver Safety Council
Mrs. E. Robinson, Vancouver Parent Teacher
Council

ABSENT: Mr. R. Jackson, for Director of Legal
Services

CLERK: M. Cross

Adoption to Minutes

The Minutes of December 4, 1974, were approved.

RECOMMENDATION

1. 49th Avenue & Cypress Street

The Commission considered a report from Acting Superintendent F. Farley.

Mr. John Gemmell, representing the Maple Grove School Parents Council, stated that the school had made application for several years for a school safety patrol. Parents are driving their children to school rather than have them try to cross the intersection without benefit of a safety patrol. Mr. Gemmell advised that the school was prepared to pay for the provision of equipment for the safety patrol i.e. hats, belts, etc. if the patrol was authorized as well as recruiting the students.

Ultimately, an overhead push-button operated light to assist students when the patrol is not operating would be desirable.

The Chairman noted that letters dated February 17, 1975, from Mr. Sean Madigan, Regional Crown Council, and February 18, 1975, from Mrs. F. D. Crane had been received in support of a school safety patrol. During consideration of the above matter, discussion took place with respect to relocating the existing school crosswalk at Laburnum Street and 49th Avenue to Maple Street and 49th Avenue. Mr. Dobell agreed that a report would be prepared for the next meeting of the Commission.

RECOMMENDED

THAT a School Safety Patrol from Maple Grove School be approved as soon as possible at no cost to Maple Grove School.

FURTHER THAT the letters from Mr. Madigan and Mrs. Crane be received.

cont'd ...

INFORMATION

2. Various Traffic Matters - Vicinity of 49th Avenue & Montgomery Street

The Commission considered a report dated February 13, 1975, from the City Engineer in which the concerns of Mr. M. Weber and petitioners were outlined. Investigation of the various points raised has indicated the following. The Police Department reported there appears to be no speed problem at this location and no need for special speed control devices. The accident rate does not indicate the need for special treatment. The Police School Safety Patrol have observed the Stop When Occupied school crosswalk at 49th Avenue and Montgomery Street intersection and found the present crosswalk is an adequate form of traffic control. The students cross safely without long waiting periods and the drivers stop for the students waiting on the curb. The accident rate and vehicle volume at 50th Avenue and Montgomery and 50th Avenue and Hudson do not indicate stop signs are warranted. Also, it is not practical to provide a left turn at 49th Avenue and Granville Street.

A further letter dated February 19, 1975, was received from Mr. M. Weber.

RESOLVED

THAT the report of the City Engineer dated February 13, 1975, and the letter dated February 19, 1975, from Mr. M. Weber be received for information.

3. Pedestrian Signal Request - McGill & Penticton Streets

The Chairman advised that because of late notification of meeting and receipt of report this item was to be deferred for consideration at the next meeting to permit those involved adequate time to present their views.

RESOLVED

THAT the report of the City Engineer dated February 14, 1975, be deferred until the next meeting of the Commission; but in the interim, the Engineering Department be instructed to proceed with their investigation of the use of adult school patrols.

RECOMMENDATION

4. Traffic Signal Controls - Proposed New Locations and Modifications

Mr. K. Dobell presented the City Engineer's recommendations for the 1975 Signal Programme.

The following new traffic signals and estimated costs were recommended:

- (a) Kerr Street and Marine Drive \$21,000
- (b) Fir Street and 16th Avenue \$15,000
- (c) Cassiar and Adanac Streets \$23,000
- (d) Victoria Drive and Venables Street \$20,000

Clause No.4 (continued)

The following pedestrian signals were recommended:

- | | |
|--|----------|
| (a) Burrard Street and Helmcken Street | \$10,000 |
| (b) Manitoba Street and 12th Avenue | \$ 6,500 |
| (c) Main Street and 21st Avenue | 7,000 |
| (d) Broadway and Alder Street | 5,500 |
| (e) Broadway and Skeena Street | 5,700 |

It was recommended that the school patrol device at Kingsway and Miller Street be changed to a pedestrian signal at an estimated cost of \$4500.

With respect to modifications to existing traffic signals, the following were recommended:

- (a) providing left turn signal controls at
 - Main Street and Terminal Avenue \$4,2000
 - Cambie Street and 2nd Avenue \$3,6000
 - Cambie Street and 41st Avenue \$4,2000
- (b) modifications to the signal control at five intersections in the Cambie Street system i.e. Broadway and Yukon, Broadway and Cambie, Cambie Street and 12th Avenue, Cambie Street and 16th Avenue, Cambie Street and King Edward at a total cost of \$13,000
- (c) pedestrian indications will be added to the existing signals at the following locations:
 - Burrard Street and Pacific Street
 - Hornby Street and Davie Street
 - Hornby Street and Nelson Street
 - Howe Street and Nelson Street
 - Howe Street and Smithe Street
 - Richards Street and Davie Street
 - Thurlow Street and Pacific Street
 - Richards Street and Nelson Street
 - Thurlow Street and Nelson Street
 - Seymour Street and Nelson Street
 for a total of \$29,000.

Mr. Dobell advised that the total cost of 1975 Signal Programme was \$297,000 including \$11,700 for the pedestrian signal at 61st Avenue and Knight Street which had been approved by Council on February 11, 1975.

It is projected that 100% of the net parking meter revenue for 1975 will be required for financing the 1975 Signal Programme. The Engineering Department is currently preparing a report to Council on increased meter rates. If the increased rates are approved, 100% of the parking meter rates (estimated at \$300,000) will be sufficient to cover the cost of the signal programme. If the increased meter rates are not approved, it is proposed to transfer \$57,000 from the Parking Sites Reserve Fund to the Traffic Control Reserve Fund.

RECOMMENDED

- (A) If the proposed parking meter rates are approved, it is RECOMMENDED that 100% of net parking meter revenue in 1975 be allocated to the Traffic Control Reserve Fund.

cont'd ...

Official Traffic Commission 4
February 19, 1975

Clause No.4 (continued)

If the existing parking meter rates are not changed, it is RECOMMENDED that 100% of the net parking meter revenue in 1975 be allocated to the Traffic Control Reserve Fund in addition to a transfer of \$57,000 to the Traffic Control Reserve Fund from the Parking Sites Reserve Fund.

(B) THAT the foregoing signal work be approved.

5. Composition of the Commission

Alderman Boyce expressed concern that the Commission had lost a voting member when the City Prosecutor's representative resigned in May, 1973, due to Provincial Government takeover, and felt that Council should be requested to re-instate the number of voting members.

RECOMMENDED

THAT Council appoint the member of the Traffic and Safety Council to the Official Traffic Commission as a voting member.

6. Other Business

Mr. Fred Miller of the Knight Street Committee submitted the results of a questionnaire re traffic light demands. He indicated that people in the area would prefer to have the pedestrian signal approved for 61st Avenue and Knight Street relocated to 62nd Avenue and Knight Street. It was suggested that the Knight Street Committee make a survey of the area and report the results to the Commission.

Mr. N. Davidowicz expressed concerns with respect to the bus stop location at Rupert and 43rd Avenue. If a bus is at the stop, people cannot see the school crossing sign. It was agreed that the Engineering Department would review the bus stop locations around Kerr and Rupert Streets.

He also advised that the people in the Killarney/Champlain area were unhappy about the location of the 49th Avenue bus stops. He also expressed concern that there were no bus shelters along the 49th Avenue route. Mr. Dobell advised that there were no funds for providing bus shelters but did agree to do a review of 49th Avenue for bus stop shelter locations.

Alderman Boyce requested the Engineering Department to look at left turn delay at 33rd Avenue and Granville going north, as well as the pedestrian crossing at Nanton and Arbutus Streets. It was agreed that the Engineering Department would investigate and report back.

Mrs. E. Robinson requested the Engineering Department to look at the intersection on Broadway and Kingsway as well as investigate the area around Killarney High School where drag racing has been reported.

Alderman Boyce and Assistant Superintendent F. Farley thanked Mr. Dobell for his co-operation and helpfulness to the Commission while he was Assistant City Engineer, Traffic and Transportation, and wished him well in his new role as Assistant City Engineer, Departmental Services and Sewers. Mr. R. Gascoyne, Assistant City Engineer, Traffic and Transportation, was welcomed to the Commission.

The meeting adjourned at approximately 9:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 328

VIII

REPORT TO COUNCILSPECIAL COMMITTEE RE U.N. CONFERENCE

February 24, 1975

TO: Vancouver City Council

CLASSIFICATION: Recommendations

1. Civic U.N. Program and Budget

On February 24, 1975, the Special Committee Re: U.N. Conference considered the attached Social Planning report re: the above noted matter.

During the discussion on this report the Committee considered a map outlining areas of the City for street decorations, walking tours, and open plazas where continuing entertainment could be sponsored.

The Committee was advised that the banner purchase program was very imaginative and would result in a profit to the City. Also that the Vancouver Art Gallery would co-operate with the City in this program.

RECOMMENDED,

- A. THAT the total budget and program for the City's U.N. Conference activities, as outlined above, be approved in the amount of \$173,500. Estimated recoveries are \$65,000.
- B. THAT the amounts shown in Appendix I be approved for expenditure and be included in the revenue budgets for 1975 and 1976 as appropriate.
- C. THAT the Director of Social Planning and the Director of Finance have co-signing authority for all other expenditures. (Items 2 - 4 in Appendix I - attached.)
- D. THAT Mr. Fladell be authorized to contact Federal and Provincial officials to appraise them of the City's program in cooperation with elected representatives of City Council and to request extensive cost sharing.
- E. THAT a letter be written to the Park Board requesting that they develop a proposal for featuring the seawall area of Stanley Park during the 1976 U.N. Conference.
- F. THAT Mr. Rudy Kovak and Doris Shadbolt report back to the next meeting with more information on the banner projects program.

FOR COUNCIL ACTION SEE PAGE(S) 382

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